THE EAST 286.59 FT OF LOT 19 TUS
UNIT 1.

BECKUM KENNETH E
455 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2027

30-6S-17-09814-021

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

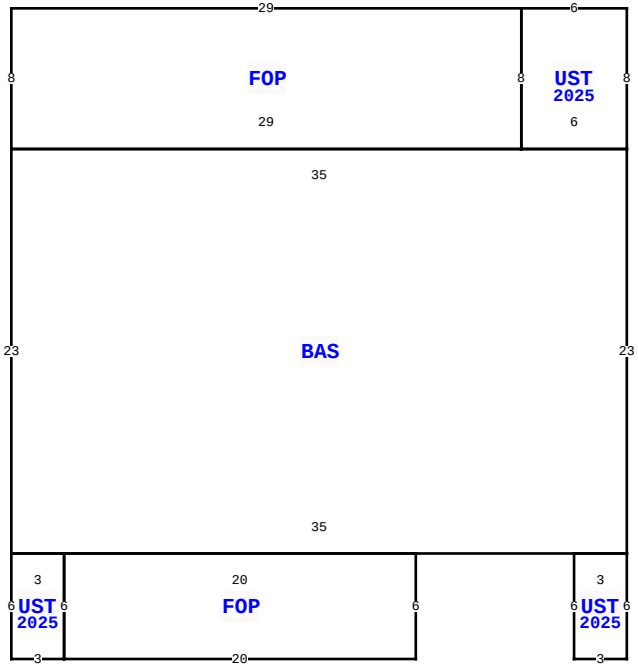
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 30617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	805	100		805	112,074
FOP	120	30		36	5,012
FOP	232	30		70	9,746
UST	18	45	2025	8	1,113
UST	18	45	2025	8	1,113
UST	48	45	2025	22	3,063
TOTALS	1,241			949	132,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	949	133.2240	146.55	139,076	2017	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2025 Heated Area: 805 HX Base Yr 2025



455 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2025	2024		100	10,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,122
TOTAL MARKET OB/XF VALUE		11,700
TOTAL LAND VALUE - MARKET		66,300
TOTAL MARKET VALUE		210,122
SOH/AGL Deduction		77,534
ASSESSED VALUE		132,588
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		76,177
TOTAL JUST VALUE		210,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35129	SFR	539	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2740	9/19/2024	WD	U	I	37	360,000
GRANTOR: CODY CHRISTIE						
GRANTEE: BECKUM KENNETH E						
1328/2428	12/22/2016	WD	Q	V	01	45,000
GRANTOR: MICHAEL E & DARLENE F						
GRANTEE: CHRISTIE CODY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,16] W35 S23 E35 N23 $
FOP=[ORIG=-32,45] E20 N6 W20 S6 $
FOP=[ORIG=-6,8] W29 S8 E29 N8 $
UST=[YR=2025;ORIG=-32,39] S6 W3 N6 E3 $
UST=[YR=2025;ORIG=0,39] S6 W3 N6 E3 $
UST=[YR=2025;ORIG=0,16] W6 N8 E6 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	5.10	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,300							

REVIEW DATE 10/15/2024 BY TP Total Acres: 5.10 Total Land Value: 66,300 Market: 0 Agricultural: 0 Common: 66,300 PRINTED 11/17/2026 BY SYS