LOTS 22 & 23 TUSTENUGGEE ACRES U

KING CARL D/KING DEBBIE
128 SW BEAVER ST
FORT WHITE, FL 32038

2026

30-6S-17-09814-025

BUILDING CHARACTERISTICS

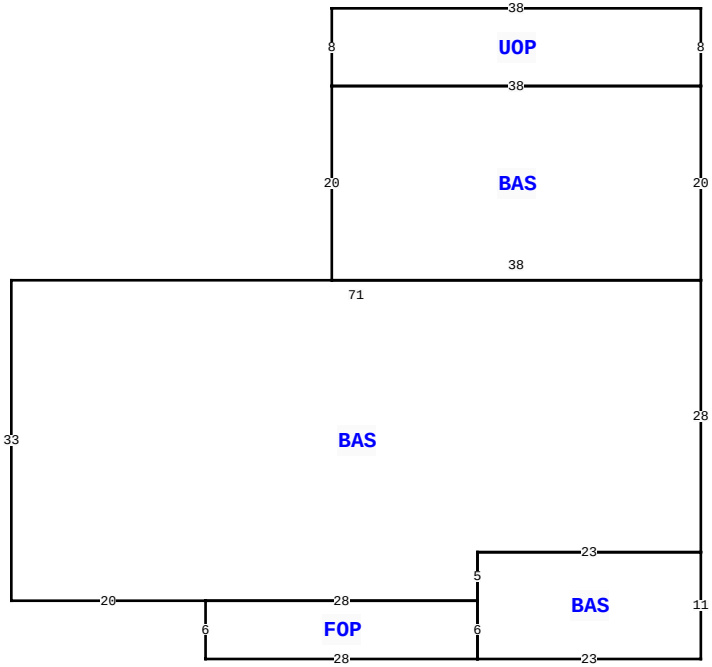
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	253	100		253	17,087
BAS	760	100		760	51,327
BAS	2,228	100		2,228	150,468
FOP	168	30		50	3,377
UOP	304	20		61	4,120
TOTALS	3,713			3,352	226,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,352	92.7675	103.90	348,273	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3241 HX Base Yr



128 SW BEAVER ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,377
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		141,030
TOTAL MARKET VALUE		250,640
SOH/AGL Deduction		90,382
ASSESSED VALUE		160,258
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,847
TOTAL JUST VALUE		377,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,407

LAND:2:2: & PINES

LAND:2:1: FENCED WITH SOME MOWED & SCATTERED HARDW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048506	Roof Replacement	17,500	10/26/2023
21516	M H	393	02/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 S33 E20 FOP= S6 E28N6 W28$ E28 BAS= S6 E23 N11 W23 S5$ N5 E23 N28$ BAS= N20 UOP= N8 W38 S8 E38$ W38 S20 E38$.

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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.67	AC		1.00	1.00	1.00	280.00	280.00	2,148							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.67	AC		1.00	1.00	1.00	9,000.00	9,000.00	132,030							

REVIEW DATE 01/04/2024 BY JS Total Acres: 15.67 Total Land Value: 14,263 Market: 132,030 Agricultural: 5,263 Common: 9,000 PRINTED 06/08/2026 BY SYS