LOTS 24 & 25 TUSTENUGGEE ACRES U
LE 1023-1833, WD 1110-2202, QC 1

EVANS PATRICIA E
252 SW BEAVER ST
FORT WHITE, FL 32038

2027

30-6S-17-09814-026

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

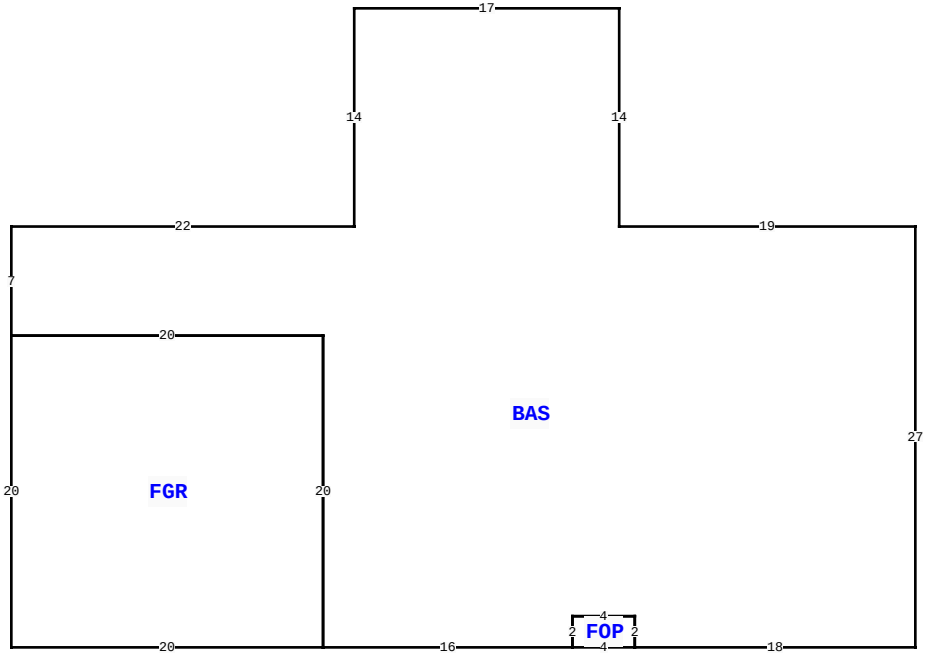
NEIGHBORHOOD/LOC 30617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100		1,396	149,551
FGR	400	55		220	23,568
FOP	8	30		2	214
TOTALS	1,804			1,618	173,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,618	139.1280	153.04	247,619	1986	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2008 Heated Area: 1396 HX Base Yr 2008



252 SW BEAVER ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,333
TOTAL MARKET OB/XF VALUE		13,140
TOTAL LAND VALUE - MARKET		112,200
TOTAL MARKET VALUE		298,673
SOH/AGL Deduction		158,313
ASSESSED VALUE		140,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,949
TOTAL JUST VALUE		298,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1110/2202	1/29/2007	WD	Q	I		265,000
GRANTOR: HARLAND E & RUTH ANN						
GRANTEE: PATRICIA E EVANS						
0488/0350	4/01/1982	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N14 W17 S14 W22 S7 FGR= S20 E20 N20 W20$ E20 S20E16
FOP= E4 N2 W4 S2$ N2 E4 S2 E18 N27$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0070	CARPORT UF	0	100	20	30	600.00	UT	3.00	3.00	100	1993	1993	3	100	1,800	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0031	BARN,MT AE	0	100	18	18	324.00	UT	9.00	9.00	100	2013	2013	3	100	2,916	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
9	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
10	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,116

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	10.20	AC		1.00	1.00	1.00	11,000.00	11,000.00	112,200							

REVIEW DATE 10/18/2017 BY DF Total Acres: 10.20 Total Land Value: 112,200 Market: 0 Agricultural: 0 Common: 112,200 PRINTED 11/17/2026 BY SYS

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2027

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BUILDING CHARACTERISTICS

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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
TOTALS					

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	05/06/2026 MLU
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0031	BARN,MT AE	0	100	14	24	336.00	UT	9.00	9.00	100	2013	2013	3	100	3,024	

LAND DESCRIPTION

TOTAL OB/XF 3,024

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

REVIEW DATE 10/18/2017 BY DF — Total Acres: 10.20 — Total Land Value: 112,200 — Market: 0 — Agricultural: 0 — Common: 112,200 — PRINTED 11/17/2026 BY SYS