

BEG NE COR OF NW1/4 OF NE1/4,
RUN W 350.53 FT, S 794.47 FT,
W 274 FT, N 794.47 FT, W 690.2

WHITTEN MARIE YVONNE/WHITTEN HAROLD WAYNE
4331 BEAU RIVAGE CIR
LUTZ, FL 33558

2023

20-6S-17-09702-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	5000 IMPROVED AG	
MAP NUM		02

NEIGHBORHOOD/LOC	20617.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	987	100	987	27,721
FUS	753	100	753	21,149
UOP	96	20	19	534
UOP	224	20	45	1,264
UOP	280	20	56	1,573
UST	64	45	29	814

TOTALS	2,404	1,889	53,056
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0020	BARN, FR	0	0	35	20	1.00	UT	0.00
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
6	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	34.00

REVIEW DATE	10/24/2017	BY	BC
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,889	45.0085	43.21	81,624	1925	1925	0	0	0	35.00	65.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 1740													
HX Base Yr													

536 SW JIM WARD ST, FORT WHITE	BLD DATE	LGL DATE	03/25/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0020	BARN, FR	0	0	35	20	1.00	UT	0.00	0.00	100	0	0	3	100	385	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	34.00

Total Acres: 35.00	Total Land Value: 12,850	Market: 119,000	Agricultural: 9,350	Common: 3,500
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COLUMBIA COUNTY PROPERTY													
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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,056
TOTAL MARKET OB/XF VALUE		3,285
TOTAL LAND VALUE - MARKET		122,500
TOTAL MARKET VALUE		69,191
SOH/AGL Deduction		5,958
ASSESSED VALUE		63,233
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		63,233
TOTAL JUST VALUE		178,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

SALE:1:1: ADDING NAME TO DEED			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0820/0027	4/08/1996	WD	U	I	02		0

GRANTOR: HAROLD WAYNE WHITTEN							
GRANTEE: MARIE Y & HAROLD W							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS= W12 UST= N3 W8 S8 E8 N5\$ S5 UOP= W8 S23 W4 UOP= W12 S8 E12 N8\$ S8 E12 N31\$ S31W24 S15 E37 N15 W1 N36 \$ PTR= E40 FUS= E39 N15 W1 N12 W14 UOP= W8 S4 W16 S8 E24 N12\$ S12 W24 S15\$ W40\$.							