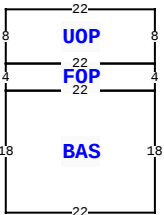


JONES LANA B/JONES RONALD D
845 SW RIVERSIDE AVE
FORT WHITE, FL 32038-4843

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	15	CONC BLOCK 60								0100	01	1,169	78.6542	88.09	102,977	1957	1957	0	0	0	35.00	65.00	STANDARD																										
Exterior Wall	08	WD OR PLY 40								1 SINGLE FAM 100% - 2007										Heated Area: 396										HX Base Yr 2007																			
Roof Structur	03	GABLE/HIP 100																												VALUATION BY										TAX DIST:									
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE										66,935									
Interior Wall	02	N/A 100																												TOTAL MARKET OB/XF VALUE										81,809									
Interior Floo	14	CARPET 90																												TOTAL LAND VALUE - MARKET										156,000									
Interior Floo	08	SHT VINYL 10																												TOTAL MARKET VALUE										304,744									
Air Condition	02	WINDOW 100																		SOH/AGL Deduction										39,921																			
Heating Type	02	CONVECTION 100																		ASSESSED VALUE										264,823																			
Bedrooms	1	1 100																		TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bathrooms	1	1 100																		BASE TAXABLE VALUE										214,101																			
Frame Stories	01	NONE 100																		TOTAL JUST VALUE										304,744																			
Architectual Units	05	CONV 100																		NCON VALUE										0																			
Condition Adj	03	03 100																		INCOME VALUE																													
Kitchen Adjus	01	01 100																		PREVIOUS YEAR MKT VALUE										304,744																			
Quality	03	03																																															
DOR CODE	0100 SINGLE FAMILY																																																
MAP NUM											MKT AREA										02																												
NEIGHBORHOOD/LOC	100000.01 1.00/																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	396	100		396	22,675																																												
FOP	88	30		26	1,489																																												
UEP	682	60		409	23,419																																												
UOP	72	20		14	801																																												
UOP	88	20		18	1,031																																												
UOP	144	20		29	1,661																																												
UOP	176	20		35	2,004																																												
UOP	216	20		43	2,462																																												
UOP	266	20		53	3,035																																												
UST	324	45		146	8,360																																												
TOTALS	2,452			1,169	66,935																																												
EXTRA FEATURES					840 SW RIVERSIDE AVE, FORT WHITE																																												
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	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800																																		
2	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300																																		
3	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600																																		
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200																																		
5	9945	We'll/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																																	
6	0070	CARPORT UF	0 100	35	18	630.00	UT	3.50	3.50	100	2016	2016	3	100	2,205																																		
7	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200																																		
8	0060	CARPORT F	0 100	18	72	1,296.00	UT	5.00	5.00	75	2016	2016	3	75	4,860																																		
9	0031	BARN,MT AE	0 100	0	0	1.00	UT	30,000.00	30,000.00	75	2016	2016	3	75	22,500																																		
10	0261	PRCH, UOP	0 100	0	0	1.00	UT	22,717.00	22,717.00	85	2016	2016	3	85	19,309																																		
LAND DESCRIPTION					TOTAL OB/XF 58,974																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	0132	C	SFR RIVER	100		A-1	100.00	408.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000																																
2	0000	C	VAC RES	100		A-1	86.00	512.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000																																
3	0000	C	VAC RES	100		A-1	86.00	503.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000																																

JONES LANA B/JONES RONALD D
845 SW RIVERSIDE AVE
FORT WHITE, FL 32038-4843

00-00-00-00551-000

[illegible]