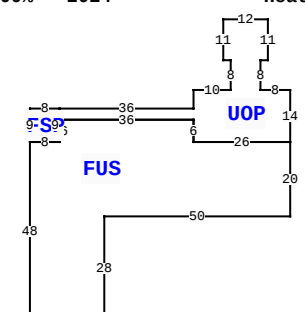


2026



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	17	MSNRY STUC 100								0100	01	3,981	144.1050	161.40	642,533	1989	1989	0	0	0	35.00	65.00	VALUATION BY																																														
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM 100% - 2014										Heated Area: 3128										HX Base Yr 2014										Tax Group: 3										Tax Dist:										STANDARD									
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE										417,646																													
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										12,840																													
Interior Floo	12	HARDWOOD 70																												TOTAL LAND VALUE - MARKET										120,000																													
Interior Floo	15	HARDTILE 30																												TOTAL MARKET VALUE										550,486																													
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										155,743																													
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										394,743																													
Bedrooms		4 100																												TOTAL EXEMPTION VALUE										HX HB 50,722																													
Bathrooms		3.5 100																												BASE TAXABLE VALUE										344,021																													
Frame	01	NONE 100																												TOTAL JUST VALUE										550,486																													
Stories	2.	2. 100																												NCON VALUE										0																													
Architectual Units	05	CONV 100								INCOME VALUE																																																											
Condition Adj	03	03 100								PREVIOUS YEAR MKT VALUE										550,786																																																	
Kitchen Adjus	02	02 100																																																																			
Quality																						07		07																																													
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	952	100		952	99,874																																																																
FGR	520	55		286	30,004																																																																
FGR	560	55		308	32,312																																																																
FOP	56	30		17	1,784																																																																
FOP	192	30		58	6,085																																																																
FSP	72	40		29	3,043																																																																
FUS	2,176	100		2,176	228,284																																																																
UOP	104	20		21	2,203																																																																
UOP	668	20		134	14,058																																																																
TOTALS		5,300			3,981	417,646																																																															
EXTRA FEATURES						1080 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	0166	CONC, PAVMT	0 100	0	0	1.00 UT	0.00		0.00	100	0	0	3	100	840																																																						
2	0170	FPLC 2STRY	0 100	0	0	2.00 UT	2,750.00		2,750.00	100	0	0	3	100	5,500																																																						
3	0120	CLFENCE 4	0 100	0	0	1.00 UT	0.00		0.00	100	2006	2006	3	100	400																																																						
4	0294	SHED WOOD/	0 100	0	0	1.00 UT	0.00		0.00	100	2016	2016	3	100	100																																																						
5	0060	CARPORT F	0 100	0	0	1.00 UT	0.00		0.00	100	2016	2016	3	100	1,200																																																						
6	0104	GENERATOR	0 100	0	0	1.00 UT	6,000.00		6,000.00	100	2023	2022		80	4,800																																																						
TOTAL OB/XF																	12,840																																																				
LAND DESCRIPTION																																																																					
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	383.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000																																																				
REVIEW DATE 03/07/2022 BY JB Total Acres: 0.88 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/13/2025 BY SYS																																																																					