



ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LAM/VNLPLK 100
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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.03	1.00/

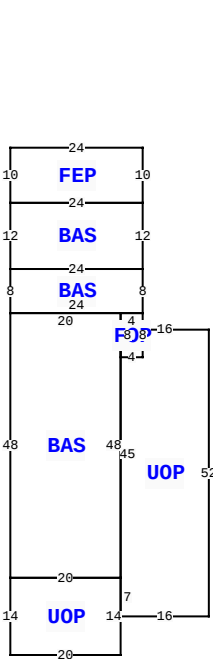
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	21,983
BAS	288	100		288	32,975
BAS	960	100		960	109,916
FEP	240	80		192	21,983
FOP	32	30		10	1,145
UCP	400	20		80	9,160
UOP	280	20		56	6,412
UOP	832	20		166	19,007
UST	752	45		338	38,699

TOTALS	3,976			2,282	261,278
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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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC, PAVMT	0	0	12	46	552.00	UT	1.50	1.50	100	1993	1993	3	100	828	
4	0084	DOCK-RIVER	0	0	0	0	768.00	UT	14.50	14.50	100	2022	2021	3	70	7,795	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
6	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							
2	0000	C	VAC RES	0			0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	01	2,282	125.1300	152.66	348,370	1981	2000	0	0	25.00	75.00
1 SFR PILING 0% - 2022											
Heated Area: 1440						HX Base Yr					



BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/13/2025 MLU

960 SW IOWA DR, FORT WHITE

COLUMBIA COUNTY PROPERTY												PAGE 1 of 1	3
VALUATION SUMMARY												STANDARD	
VALUATION BY												Tax Group: 3	
BUILDING MARKET VALUE												261,278	
TOTAL MARKET OB/XF VALUE												16,023	
TOTAL LAND VALUE - MARKET												150,000	
TOTAL MARKET VALUE												427,301	
SOH/AGL Deduction												0	
ASSESSED VALUE												427,301	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												427,301	
TOTAL JUST VALUE												427,301	
NCON VALUE												0	
INCOME VALUE												0	
PREVIOUS YEAR MKT VALUE												431,530	
SALE:3:1: LOT 8 UNIT 3 THREE RIVERS ESTATES													
SALE:2:1: LOT 8 UNIT 3 THREE RIVERS ESTATES													
SALE:1:1: LOT 8 UNIT 3 THREE RIVERS ESTATES													
PERMIT NUM												ISSUED	
33743												02/05/2016	
31819												03/20/2014	
DESCRIPTION												AMT	
MAINT/ALTR												50	
ADDN SFR												125	
SALES DATA													
OFF RECORD Number												DATE	
1441/250												6/17/2021	
TYPE INST												Q U	
WD												Q I	
RSN CD												01	
SALE PRICE												361,000	
GRANTOR: NORRIS TANA													
GRANTEE: SUWANNEE RIVER WATE													
0846/0581												9/16/1997	
WD												Q I	
55,000													
GRANTOR: O P DAUGHTRY III													
GRANTEE: GUERRY & TANA ESPEN													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=-4,0] W20 S48 E20 N48 \$													
UOP=[ORIG=-4,48] S7 E16 N52 W16 S45 \$													
UST=[ORIG=50,-20] N28 E4 N8 W24 S36 E20 \$													
UCP=[ORIG=30,0] E20 N20 W20 S20 \$													
BAS=[ORIG=0,-8] N12 W24 S12 E24 \$													
UOP=[ORIG=-24,48] S14 E20 N14 W20 \$													
FEP=[ORIG=0,-20] N10 W24 S10 E24 \$													
BAS=[ORIG=0,0] N8 W24 S8 E24 \$													
FOP=[ORIG=0,0] W4 S8 E4 N8 \$													