

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																			
Exterior Wall	20	0100	01	1,948	135.0360	151.24	294,616	1986	1995	0	0	0	29.00	71.00																			
Roof Structure	08	1 SINGLE FAM 100% - 2021 Heated Area: 1756 HX Base Yr 2021																															
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	13	LAM/VNLPLK 50																															
Interior Floor	15	HARDTILE 50																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		2.5 100																															
Frame	01	NONE 100																															
Stories	1.	1. 100																															
Architectural Units	05	CONV 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														100000.04	1.00/																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,756	100		1,756	188,560																												
FSP	480	40		192	20,617																												
TOTALS														2,236			1,948	209,177															
EXTRA FEATURES														2624 SW NEWARK DR, 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	0100	0	0	1,354.00	UT	3.00	3.00	100	0	0	3	100	4,062																		
2	0180	FPLC 1STRY	0100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																		
3	0280	POOL R/CON	0100	32	16	512.00	UT	70.00	70.00	100	1991	1991	3	40	14,336																		
4	0169	FENCE/WOOD	0100	0	0	64.00	UT	13.50	13.50	100	0	0	3	100	864																		
5	0130	CLFENCE 5	0100	0	0	150.00	UT	8.50	8.50	100	0	0	3	100	1,275																		
6	0060	CARPORT F	0100	14	35	490.00	UT	5.00	5.00	100	0	0	3	100	2,450																		
7	0296	SHED METAL	0100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800																		
LAND DESCRIPTION																	TOTAL OB/XF 25,787																
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	0100	C	SFR	100		A-1	210.00	210.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000																