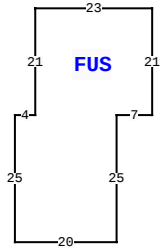


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 32 HARDIE BRD 100										0100 01 3,935 125.1800 140.20 551,687 2018 2018 0 0 6.00 94.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2007 Heated Area: 3359 HX Base Yr 2007										Tax Group: 3 Tax Dist:									
Roof Cover 08 CLAY TILE 100																				BUILDING MARKET VALUE 518,586									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 51,723									
Interior Floo 14 CARPET 80																				TOTAL LAND VALUE - MARKET 97,280									
Interior Floo 05 HARDTILE 20																				TOTAL MARKET VALUE 582,396									
Air Condition 13 CENTRAL 100																				SOH/AGL Deduction 177,604									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 404,792									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 354,070									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 667,589									
Stories 1. 1. 100																				NCON VALUE 0									
Architectual 05 CONV 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 636,278									
Condition Adj 03 100																													
Kitchen Adjus 01 100																													
Quality 07 07																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 1716.0200 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,376 100 2,376 313,128																													
FGR 600 55 330 43,490																													
FOP 240 30 72 9,488																													
FSP 434 40 174 22,931																													
FUS 983 100 983 129,548																													
TOTALS 4,633 3,935 518,586																													
EXTRA FEATURES										176 SW BRADENTON WAY, 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU																			
1 0031 BARN,MT AE 0 100 24 60 1,440.00 UT 7.00 7.00 100 2006 2006 3 100 10,080																													
2 0041 BARN,MACH 0 0 20 60 1,200.00 UT 5.00 5.00 100 2010 2010 3 100 6,000																													
3 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2010 2010 3 100 600																													
4 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2015 2015 3 100 750																													
5 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 2015 2015 3 100 7,000																													
6 0070 CARPORT UF 0 100 0 0 1.00 UT 0.00 0.00 100 2015 2015 3 100 750																													
7 0070 CARPORT UF 0 100 0 0 1.00 UT 0.00 0.00 100 2015 2015 3 100 750																													
8 0280 POOL R/CON 0 100 10 26 260.00 UT 70.00 70.00 100 2018 2018 3 89 16,198																													
9 0282 POOL ENCL 0 100 22 41 902.00 UT 15.00 15.00 100 2018 2018 3 65 8,795																													
10 0166 CONC, PAVMT 0 100 20 20 400.00 UT 2.00 2.00 100 2018 2018 3 100 800																													
LAND DESCRIPTION										TOTAL OB/XF 51,723																			
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 0.00 0.00 1.00 AC 1.00 1.00 1.00 9,500.00 9,500.00 9,500																													
2 6200 A PASTURE 3 0 0.00 0.00 9.24 AC 1.00 1.00 1.00 280.00 280.00 2,587																													
3 9910 M MKT. VAL. AG 0 0.00 0.00 9.24 AC 1.00 1.00 1.00 9,500.00 9,500.00 87,780																													
REVIEW DATE 12/02/2024 BY SYS										Total Acres: 10.24 Total Land Value: 12,087										Market: 87,780 Agricultural: 2,587 Common: 9,500 PRINTED 07/10/2025 BY SYS									