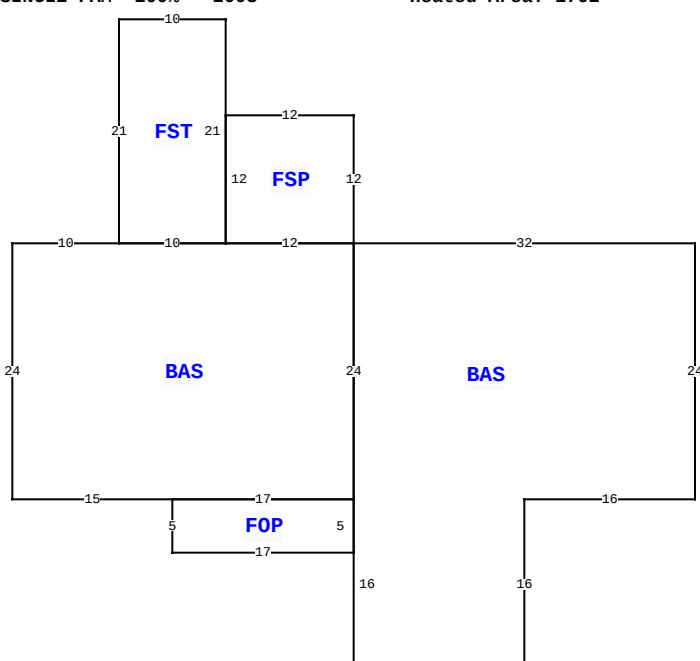


RIECKEN SYLVIA N
298 SW CELESTIAL CT
FORT WHITE, FL 32038

05-6S-16-03777-004

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																									
Exterior Wall	08	WD OR PLY 50								0100	01	1,992	102.4320	114.72	228,522	1995	1995	0	0	0	35.00	65.00	VALUATION BY																								
Exterior Wall	15	CONC BLOCK 50								1 SINGLE FAM 100% - 2003										Heated Area: 1792										HX Base Yr 2003										STANDARD							
Roof Structur	03	GABLE/HIP 100																		Tax Group: 3										Tax Dist:																	
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										148,539																	
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										4,191																	
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										97,185																	
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE										166,935																	
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										56,089																	
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										110,846																	
Bedrooms	2	100																		TOTAL EXEMPTION VALUE										HX HB WX 55,722																	
Bathrooms	2	100																		BASE TAXABLE VALUE										55,124																	
Frame	01	NONE 100																		TOTAL JUST VALUE										249,915																	
Stories	1.	1. 100								NCON VALUE										0																											
Architectual	05	CONV 100								INCOME VALUE																																					
Units	0	100								PREVIOUS YEAR MKT VALUE										249,915																											
Condition Adj	03	100																																													
Kitchen Adjus	01	100																																													
Quality	05	05																																													
DOR CODE	5000 IMPROVED AG																																														
MAP NUM											MKT AREA										02																										
NEIGHBORHOOD/LOC	5616.00										1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	768	100		768	57,268																																										
BAS	1,024	100		1,024	76,357																																										
FOP	85	30		26	1,939																																										
FSP	144	40		58	4,325																																										
FST	210	55		116	8,650																																										
TOTALS	2,231			1,992	148,539																																										
EXTRA FEATURES										298 SW CELESTIAL CT, FORT WHITE										BLD DATE										LGL DATE																	
																				XF DATE										LAND DATE																	
																				INC DATE										AG DATE																	
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	1996	1996	3	100	300																															
2	0031	BARN, MT AE	0	100	26	21	546.00	UT	3.50	3.50	100	2001	2001	3	100	1,911																															
3	0040	BARN, POLE	0	100	26	20	520.00	UT	1.50	1.50	100	2001	2001	3	100	780																															
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800																															
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400																															
LAND DESCRIPTION										TOTAL OB/XF										4,191																											
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	0100	C	SFR	100			A-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	9,500.00	9,500.00	11,685																													
2	6200	A	PASTURE 3	0			A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520																													
3	9910	M	MKT. VAL	AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500																													