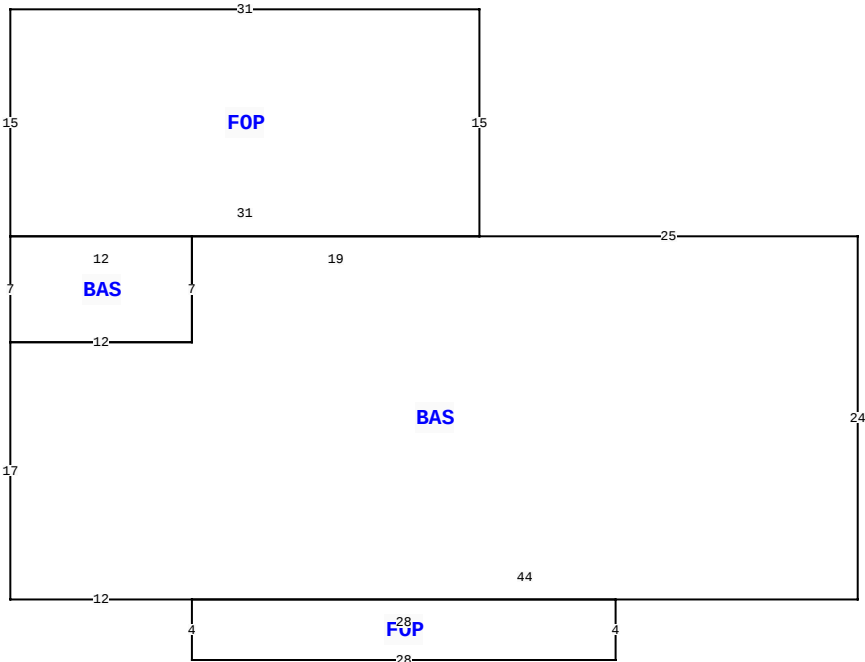


OSTERMAN PATRICK L
2574 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

06-7S-16-04144-000

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		19	COMMON BRK 90							0100	01	1,518	130.1850	145.81	221,340	1972	1990		0		0	35.00	65.00	VALUATION BY					STANDARD										
Exterior Wall		31	VINYL SID 10							1 SINGLE FAM 100% - 2020										Heated Area: 1344					HX Base Yr 2020					Tax Group: 3					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																						BUILDING MARKET VALUE					143,871									
Roof Cover		14	PREFIN MT 100																						TOTAL MARKET OB/XF VALUE					25,080									
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					105,920									
Interior Floo		15	HARDTILE 70																						TOTAL MARKET VALUE					181,871									
Interior Floo		14	CARPET 30																						SOH/AGL Deduction					39,442									
Air Condition		03	CENTRAL 100																						ASSESSED VALUE					142,429									
Heating Type		04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE					HX HB 50,722									
Bedrooms			3 100																						BASE TAXABLE VALUE					91,707									
Bathrooms			2 100																						TOTAL JUST VALUE					274,871									
Frame		01	NONE 100																						NCON VALUE					0									
Stories		1.	1. 100							INCOME VALUE																													
Architectual		05	CONV 100							PREVIOUS YEAR MKT VALUE					275,203																								
Units			0 100																																				
Condition Adj		03	03 100																																				
Kitchen Adjus		01	01 100																																				
Quality		05	05																																				
DOR CODE		5000 IMPROVED AG																																					
MAP NUM									MKT AREA																02														
NEIGHBORHOOD/LOC		6716.00							1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	84	100		84	7,961																																		
BAS	1,260	100		1,260	119,419																																		
FOP	112	30		34	3,223																																		
FOP	465	30		140	13,268																																		
TOTALS		1,921			1,518	143,871																																	
EXTRA FEATURES						2574 SW WILSON SPRINGS RD, 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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																								
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																								
3	0294	SHED WOOD/	0 100	24	30	720.00	UT	14.00	14.00	100	2008	2008	3	100	10,080																								
4	0251	LEAN TO W/	0 100	12	30	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800																								
5	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																							
6	0252	LEAN-TO W/	0 100	12	30	360.00	UT	2.50	2.50	100	2008	2008	3	100	900																								
7	0020	BARN,FR	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000																								
LAND DESCRIPTION						TOTAL OB/XF															25,080																		
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	0.00	0.00	1.48	AC		1.00	1.00	1.00	4,000.00	4,000.00	5,920																						
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	280.00	280.00	7,000																						
3	9910	M	MKT. VAL .AG	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	100,000																						