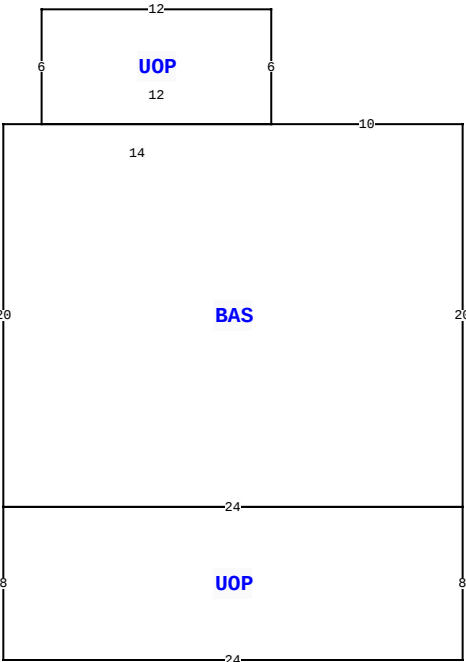


CLIFFORD VICTORIA T/DAVIS LISA THOMPSON
2535 SW COUNTY ROAD 778
FORT WHITE, FL 32038

07-7S-17-09940-001



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		05	AVERAGE 100		0100	01	532	76.3200	85.48	45,475	1982	1982		0	0	0	35.00	65.00	VALUATION BY																									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 2025										Heated Area: 480										HX Base Yr 2025										STANDARD									
Roof Cover		03	COMP SHNGL 100																						Tax Group: 3										Tax Dist:									
Interior Wall		02	WALL BD/WD 100																						BUILDING MARKET VALUE										424,466									
Interior Floo		09	PINE WOOD 100																						TOTAL MARKET OB/XF VALUE										7,336									
Air Condition		02	WINDOW 100																						TOTAL LAND VALUE - MARKET										161,520									
Heating Type		01	NONE 100																						TOTAL MARKET VALUE										453,188									
Bedrooms		01	1 100																						SOH/AGL Deduction										199,937									
Bathrooms		01	1 100																						ASSESSED VALUE										253,251									
Frame		01	NONE 100																						TOTAL EXEMPTION VALUE										HX HB WX 55,722									
Stories		1.	1. 100																						BASE TAXABLE VALUE										197,529									
Architectual		05	CONV 100																						TOTAL JUST VALUE										593,322									
Units		0	0 100												NCON VALUE										0																			
Condition Adj		02	02 100												INCOME VALUE																													
Kitchen Adjus		01	01 100												PREVIOUS YEAR MKT VALUE										598,138																			
Quality		05	05																																									
DOR CODE		5000	IMPROVED AG																																									
MAP NUM			MKT AREA																						02																			
NEIGHBORHOOD/LOC		7717.00	1.00/																																									
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS		480	100		480	26,670																																						
UOP		72	20		14	778																																						
UOP		192	20		38	2,111																																						
TOTALS		744			532	29,559																																						
EXTRA FEATURES		2535 SW COUNTY ROAD 778 , FORT WHITE										BLD DATE				LGL DATE		03/28/2022		MLU																								
												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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																												
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																												
3	0070	CARPORT UF	0	100	24	40	960.00	UT	2.50	2.50	100	2007	2007	3	100	2,400																												
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000																												
5	0166	CONC, PAVMT	0	100	0	0	412.00	UT	3.00	3.00	100	2007	2007	3	100	1,236																												
LAND DESCRIPTION		TOTAL OB/XF										7,336																																
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	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000																											
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000																											
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	445.00	445.00	7,120																											
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.38	AC		1.00	1.00	1.00	280.00	280.00	6,266																											
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.38	AC		1.00	1.00	1.00	4,000.00	4,000.00	153,520																											
REVIEW DATE		11/08/2017	BY	DF	Total Acres: 40.38		Total Land Value: 21,386		Market: 153,520		Agricultural: 13,386		Common: 8,000		PRINTED 11/06/2025 BY SYS																													

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