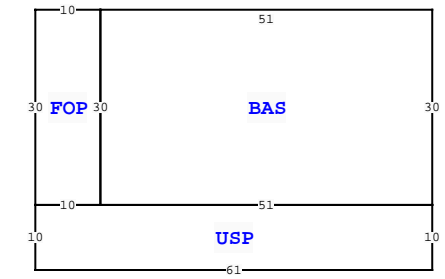
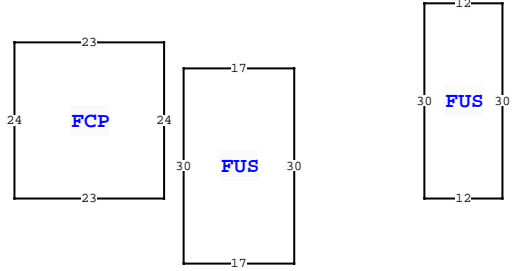




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	N/A 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,842	106.8900	119.72	340,244	1977	1982	0	0	35.00	65.00

1 SINGLE FAM - 100% - 1996 Heated Area: 2400 HX Base Yr 1996



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	20516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100		1,530	119,062
FCP	552	25		138	10,739
FOP	300	30		90	7,004
FUS	360	100		360	28,014
FUS	510	100		510	39,687
USP	610	35		214	16,653
TOTALS	3,862			2,842	221,159

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			221,159
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			73,910
TOTAL MARKET VALUE			297,069
SOH/AGL Deduction			132,631
ASSESSED VALUE			164,438
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			63,716
TOTAL JUST VALUE			297,069
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/2616	8/01/2019	QC	U	V	11	100
GRANTOR: PAULA ANN CLARK						
GRANTEE: DAN L CLARK & PAULA						
1199/1876	8/06/2010	WD	Q	V	01	15,000
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: PAULA ANN CLARK						

EXTRA FEATURES																
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	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

403 SW BOUNTIFUL AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W51 FOP= W10 S30 E10 N30\$ S30 USP= W10 S10 E61 N10	
W51\$E51 N30\$ PTR=N20 FUS= N30 W17 S30 E17\$ S20\$ PTR=N30 E20	
FUS= E12 N30 W12 S30\$ S30 W20\$ PTR=N30 W20 FCP= N24 W23 S24	
E23\$ S30 E20\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	6.45	AC		1.00	1.00	1.00	9,500.00	9,500.00	61,275							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.33	AC		1.00	1.00	1.00	9,500.00	9,500.00	12,635							