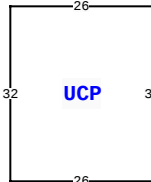
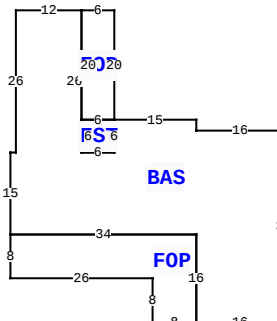
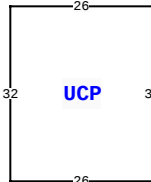


MORRISON MICHAEL ARDELL/MORRISON HEIDE MENDOZA
8767 SW OLD WIRE RD
FORT WHITE, FL 32038

23-6S-16-03930-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	31	VINYL SID 100								0100	01	1,795	93.4000	104.61	187,775	1950	2005	0	0	25.00	75.00	VALUATION BY																											
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2025										Heated Area: 1472										HX Base Yr 2025										STANDARD									
Roof Cover	01	MINIMUM 100																		Tax Group: 3										Tax Dist:																			
Interior Wall	02	WALL BD/WD 100																		BUILDING MARKET VALUE										140,831																			
Interior Floo	14	CARPET 70																		TOTAL MARKET OB/XF VALUE										7,980																			
Interior Floo	08	SHT VINYL 30																		TOTAL LAND VALUE - MARKET										525,860																			
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										194,714																			
Heating Type	04	AIR DUCTED 100								SOH/AGL Deduction										47,083																													
Bedrooms		3 100																		ASSESSED VALUE										147,631																			
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										HX HB 50,722																			
Frame	01	NONE 100																		BASE TAXABLE VALUE										96,909																			
Stories	1.	1. 100																		TOTAL JUST VALUE										674,671																			
Architectual	05	CONV 100																		NCON VALUE										0																			
Units		0 100								INCOME VALUE																																							
Condition Adj	03	03 100																		PREVIOUS YEAR MKT VALUE										677,018																			
Kitchen Adjus	01	01 100																																															
Quality	05	05																																															
DOR CODE	5000 IMPROVED AG																																																
MAP NUM																				MKT AREA										02																			
NEIGHBORHOOD/LOC	23616.00										1.00/																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,472	100		1,472	115,490																																												
FOP	120	30		36	2,825																																												
FOP	336	30		101	7,925																																												
FST	36	55		20	1,569																																												
UCP	832	20		166	13,024																																												
TOTALS	2,796			1,795	140,831																																												
EXTRA FEATURES										8767 SW OLD WIRE RD, FORT WHITE																																							
										BLD DATE										LGL DATE																													
										XF DATE										LAND DATE																													
										INC DATE										AG DATE																													
																				05/13/2024																													
																				MLU																													
																				SPF																													
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	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300																																	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																																	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	300																																	
4	0040	BARN, POLE	0	100	32	26	832.00	UT	2.50	2.50	100	1993	1993	3	100	2,080																																	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																																	
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800																																	
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																																	
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																																	
LAND DESCRIPTION										TOTAL OB/XF										7,980																													
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	1.48	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,320																																
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	73.22	AC		1.00	1.00	1.00	445.00	445.00	32,583																																
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	73.22	AC		1.00	1.00	1.00	7,000.00	7,000.00	512,540																																
REVIEW DATE	04/28/2023		BY	SPF		Total Acres: 74.70		Total Land Value: 45,903		Market: 512,540		Agricultural: 32,583		Common: 13,320		PRINTED 11/18/2025 BY SYS																																	