

FLAITZ SANDRA C
351 SW DART DR
FORT WHITE, FL 32038

23-7S-16-04298-009

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		10	ABOVE AVG. 100		0100	01	1,462	93.7655	105.02	153,539	1985			0	0	35.00	65.00	VALUATION BY					STANDARD																					
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 100% - 0													Heated Area: 1380					HX Base Yr					Tax Group: 3					Tax Dist:											
Roof Cover		03	COMP SHNGL 100		FUS BAS FOP													BUILDING MARKET VALUE					99,800																					
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					2,100																					
Interior Floor		14	CARPET 90															TOTAL LAND VALUE - MARKET					45,000																					
Interior Floor		06	VINYL ASB 10															TOTAL MARKET VALUE					146,900																					
Air Condition		02	WINDOW 100															SOH/AGL Deduction					64,899																					
Heating Type		02	CONVECTION 100															ASSESSED VALUE					82,001																					
Bedrooms			3 100															TOTAL EXEMPTION VALUE					HX HB WX SX 82,001																					
Bathrooms			2 100															BASE TAXABLE VALUE					0																					
Frame		01	NONE 100															TOTAL JUST VALUE					146,900																					
Stories		1.5	1.5 100															NCON VALUE					0																					
Architectural		05	CONV 100		INCOME VALUE																																							
Units			0 100		PREVIOUS YEAR MKT VALUE					146,900																																		
Condition Adj		02	02 100		SALES DATA <table><tr><td>OFF RECORD Number</td><td>DATE</td><td>TYPE INST</td><td>Q U</td><td>V I</td><td>RSN CD</td><td>SALE PRICE</td></tr><tr><td>1519/809</td><td>7/16/2024</td><td>LE U</td><td>I</td><td></td><td>14</td><td>100</td></tr></table> GRANTOR: FLAITZ SANDRA C (ENH GRANTEE: FLAITZ DYLAN <table><tr><td>1274/1502</td><td>5/13/2014</td><td>WD</td><td>U</td><td>V</td><td>11</td><td>100</td></tr></table> GRANTOR: JOHN MICHAEL FLAITZ GRANTEE: RUSSELL E & SANDRA BUILDING NOTES BUILDING DIMENSIONS BAS= W34 S24 FOP= S8 E34 N8 W34\$E34 N24\$ PTR=N30 FUS= N12W34 S24 E13 N12 E21 \$ S30\$.																			OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1519/809	7/16/2024	LE U	I		14	100	1274/1502	5/13/2014	WD	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I																				RSN CD	SALE PRICE																			
1519/809	7/16/2024	LE U	I																					14	100																			
1274/1502	5/13/2014	WD	U	V																				11	100																			
Kitchen Adjus		01	01 100																																									
Quality		04	04																																									
DOR CODE		0100SINGLE FAMILY																																										
MAP NUM			MKT AREA																					02																				
NEIGHBORHOOD/LOC		23716.00																						1.00/																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA																				SUBAREA MARKET VALUE																				
BAS	816	100		816	55,702																																							
FOP	272	30		82	5,598																																							
FUS	564	100		564	38,500																																							
TOTALS	1,652			1,462	99,800																																							
EXTRA FEATURES					351 SW DART DR, FORT WHITE										BLD DATE					LGL DATE					05/14/2024					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	2010	2010	3	100	1,200																													
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600																													
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50																													
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50																													
5	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200																													