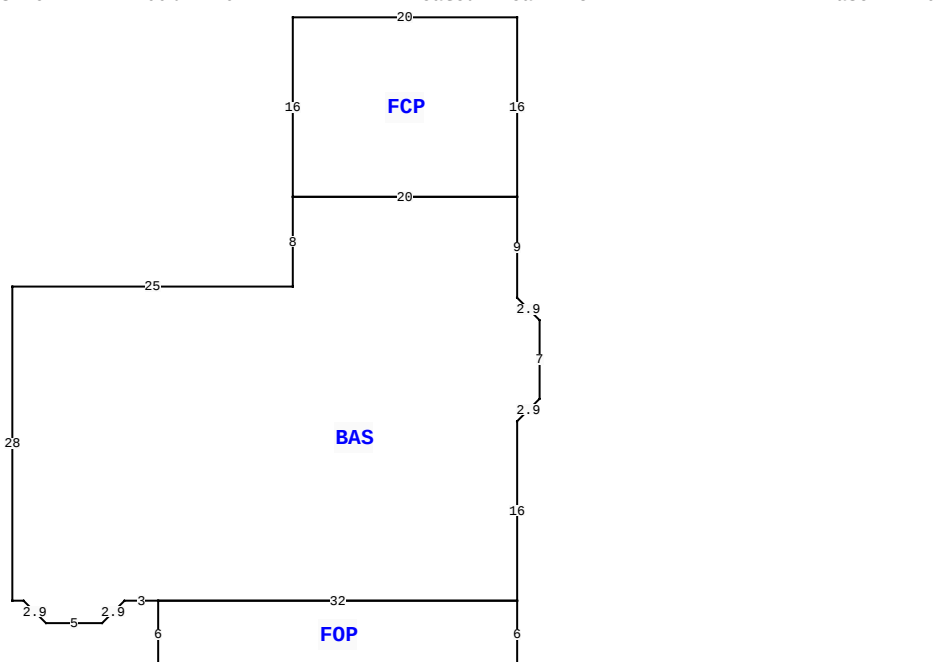


FIYAK DAVID M/FIYAK MARGARETE E
946 SW NORMANDY DR
FORT WHITE, FL 32038

23-7S-16-04307-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD										
Exterior Wall	31	VINYL SID	100	1,590	108.8000	121.86	193,757	2003	2003	0	0	27.50	72.50	Tax Group: 3					Tax Dist:										
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM 100% - 2021										Heated Area: 1452										HX Base Yr 2021					
Roof Cover	03	COMP SHNGL	100											BUILDING MARKET VALUE					140,474										
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE					6,600										
Interior Floo	14	CARPET	90											TOTAL LAND VALUE - MARKET					95,095										
Interior Floo	08	SHT VINYL	10											TOTAL MARKET VALUE					242,169										
Air Condition	03	CENTRAL	100											SOH/AGL Deduction					115,813										
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE					126,356										
Bedrooms		3 100												TOTAL EXEMPTION VALUE					HX HB 50,722										
Bathrooms		2 100												BASE TAXABLE VALUE					75,634										
Frame	02	WOOD FRAME	100											TOTAL JUST VALUE					242,169										
Stories	1.	1. 100												NCON VALUE					0										
Architectural	05	CONV	100	INCOME VALUE																									
Units		0 100		PREVIOUS YEAR MKT VALUE					244,591																				
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality														05	05														
DOR CODE														0100	SINGLE 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	1,452	100		1,452	128,282																								
FCP	320	25		80	7,068																								
FOP	192	30		58	5,124																								
TOTALS														1,964			1,590	140,474											
EXTRA FEATURES														946 SW NORMANDY DR, 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	0166	CONC, PAVMT	0 100	10	25	250.00	UT	2.00	2.00	100	2003	2003	3	100	500														
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000														
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800														
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,800														
5	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500														
TOTAL OB/XF 6,600																													
LAND DESCRIPTION																													
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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095												
REVIEW DATE 02/20/2024 BY JS Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 10/03/2025 BY SYS																													