

LOVETT JOANN M
P O BOX 1087
HIGH SPRINGS, FL 32643

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
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		1,336		104.0000		116.48		155,617		1986		1986		0		0		35.00		65.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 0		Heated Area: 1260		HX Base Yr														Tax Group: 3					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					101,151				
Interior Wall		02		WALL BD/WD 50																										TOTAL MARKET OB/XF VALUE					9,420				
Interior Wall		05		DRYWALL 50																										TOTAL LAND VALUE - MARKET					40,000				
Interior Floo		06		VINYL ASB 50																										TOTAL MARKET VALUE					150,571				
Interior Floo		14		CARPET 50																										SOH/AGL Deduction					68,003				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					82,568				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,722				
Bedrooms				3 100																										BASE TAXABLE VALUE					31,846				
Bathrooms				2 100																										TOTAL JUST VALUE					150,571				
Frame		01		NONE 100																										NCON VALUE					0				
Stories		1.		1. 100																										INCOME VALUE									
Architectual		05		CONV 100																										PREVIOUS YEAR MKT VALUE					150,571				
Units				0 100																																			
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		24716.010		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,260		100				1,260		95,397																													
FOP		240		30				72		5,452																													
UOP		20		20				4		303																													
TOTALS		1,520						1,336		101,151																													
EXTRA FEATURES										1204 SW SPIRIT AVE, 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		1993		1993		3		100		1,200									
2		0294		SHED WOOD/		0 100		14		20		1.00		UT		840.00		840.00		50		1993		1993		3		50		420									
3		0070		CARPORT UF		0 100		0		0		1.00		UT		0.00		0.00		100		2010		2010		3		100		300									
4		0294		SHED WOOD/		0 100		0		0		1.00		UT		0.00		0.00		100		2010		2010		3		100		6,000									
5		0294		SHED WOOD/		0 100		0		0		1.00		UT		0.00		0.00		100		2010		2010		3		100		1,500									