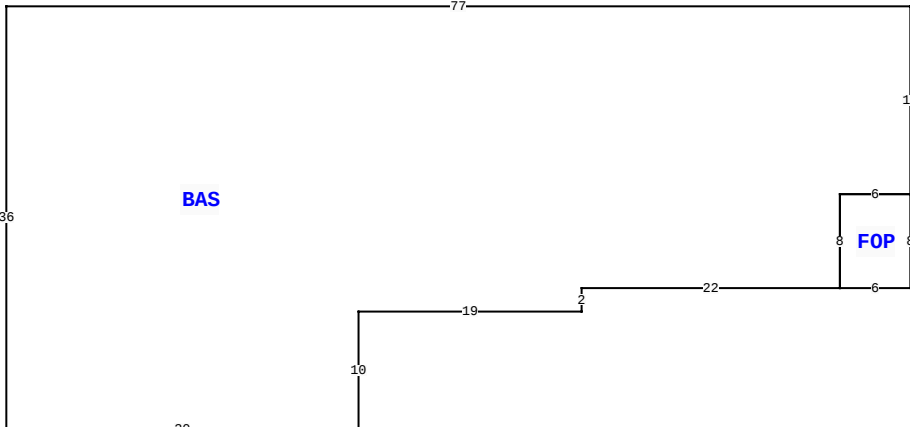
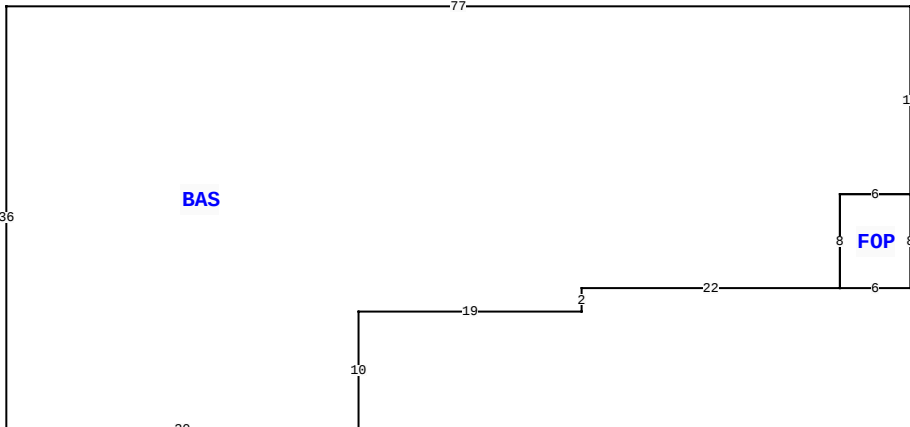


LARSON ROBIN S REVOCABLE TRUST DATED FEBRUARY 26,
849 SW UNITY CT
FORT WHITE, FL 32038-2517

24-7S-16-04317-135

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																		
CONSTRUCTION																	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 SUMMARY															
Exterior Wall	32	HARDIE BRD 100					0100	01	2,212	115.2360	129.06	285,481	1968	1985	0	0	0	35.00	65.00	VALUATION BY STANDARD															
Roof Structure	03	GABLE/HIP 100					1 SINGLE FAM 100% - 2021										Heated Area: 2198										HX Base Yr 2021								
Roof Cover	14	PREFIN MT 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floor	14	CARPET 80																																	
Interior Floor	15	HARDTILE 20																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		3 100																																	
Bathrooms		2 100																																	
Frame	01	NONE 100																																	
Stories	1.	1. 100																																	
Architectural Units	05	CONV 100 0 100																																	
Condition Adj	03	03 100																																	
Kitchen Adjus	01	01 100																																	
Quality		05	05																																
DOR CODE		5000 IMPROVED AG																																	
MAP NUM					MKT AREA																				02										
NEIGHBORHOOD/LOC		24716.020 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,198	100		2,198	184,388																														
FOP	48	30		14	1,175																														
TOTALS	2,246			2,212	185,563																														
EXTRA FEATURES							849 SW UNITY CT, FORT WHITE										BLD DATE				LGL DATE		04/08/2025 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	0021	BARN, FR AE	0 100	48 60	1.00	UT	0.00	0.00	100	0	0	3	100	10,000																					
2	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200																					
3	0060	CARPORT F	0 100	25 32	800.00	UT	5.00	5.00	100	1993	1993	3	100	4,000																					
4	0252	LEAN-TO W/	0 100	70 14	980.00	UT	1.50	1.50	75	2010	2010	3	75	1,103																					
5	0252	LEAN-TO W/	0 100	70 14	980.00	UT	1.50	1.50	75	2010	2010	3	75	1,103																					
6	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																					
7	0296	SHED METAL	0 100	24 30	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,000																					
8	0294	SHED WOOD/	0 100	6 8	48.00	UT	5.00	5.00	100	1996	1996	3	100	240																					
9	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																					
10	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																					
LAND DESCRIPTION							TOTAL OB/XF										30,046																		
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	1.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,180																		
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																		
3	6200	A	PASTURE 3	100					18.00	AC		1.00	1.00	1.00	280.00	280.00	5,040																		
4	9910	M	MKT. VAL. AG	100					18.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	162,000																		
REVIEW DATE	04/28/2025		BY	chuck		Total Acres: 20.02		Total Land Value: 23,220		Market: 162,000		Agricultural: 5,040		Common: 18,180		PRINTED 11/03/2025 BY SYS																			