



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 30717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,182	100		2,182	231,100
FGR	825	55		454	48,084
FOP	114	30		34	3,601
UOP	544	20		109	11,544

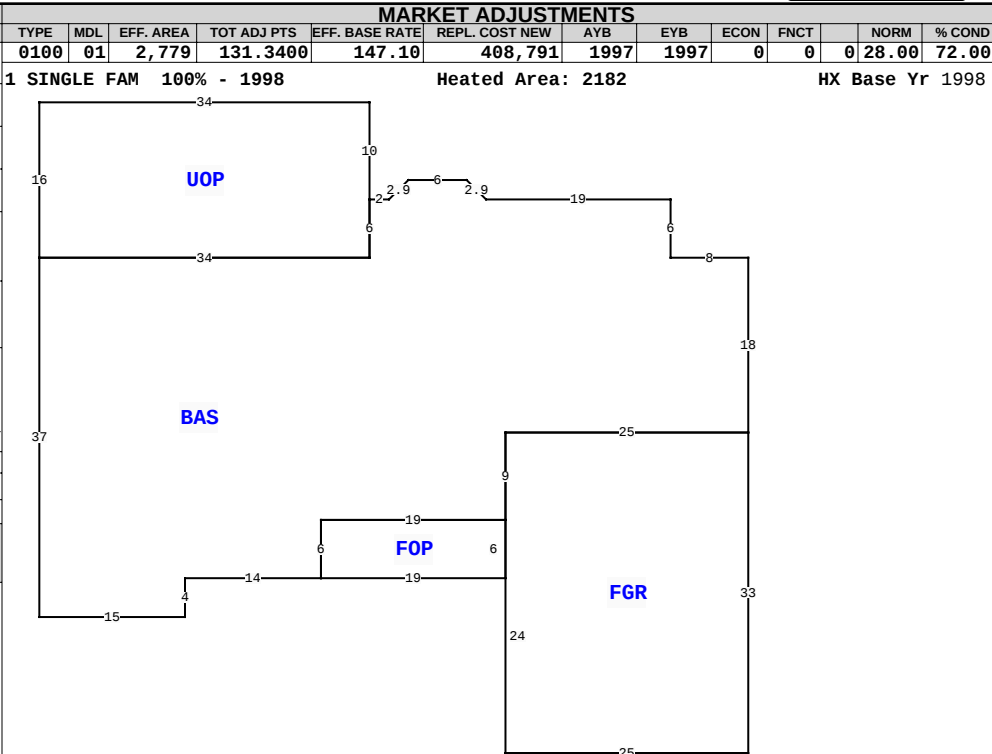
TOTALS 3,665 2,779 294,330

EXTRA FEATURES

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	20 20	400.00	UT	2.00	2.00	100	1997	1997	3	100	800	
2	0260	PAVEMENT-A	0 100	0 0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
3	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	6.75	AC		1.00	1.00	0.63	22,000.00	13,860.00	93,555							



444 SW WOODLAND AVE, FORT WHITE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2022 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,779	131.3400	147.10	408,791	1997	1997	0	0	0 28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 2182 HX Base Yr 1998

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		294,330
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		93,555
TOTAL MARKET VALUE		390,885
SOH/AGL Deduction		152,473
ASSESSED VALUE		238,412
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,690
TOTAL JUST VALUE		390,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,972

LAND:1:1: ADJ;4 PWER LINE EASEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053832	Roof Replacement	24,963	08/13/2025
12393	SFR	345	04/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/697	8/27/2025	LE	U	I	14	100
GRANTOR: LINDAHL JOAN S (ENH L)						
GRANTEE: BOND LISA K (RMDR)						
0833/0964	1/07/1997	WD	Q	V		24,700
GRANTOR: HOWARD O'STEEN						
GRANTEE: JAMES & JOAN LINDAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N6 W19 U2 L2 W6 L2 D2 W2 UOP= N10 W34 S16 E34 N6\$ S6 W34 S37 E15 N4 E14 FOP= E19 N6 W19 S6\$ N6 E19 FGR= S24 E25 N33 W25 S9\$ N9 E25 N18\$.