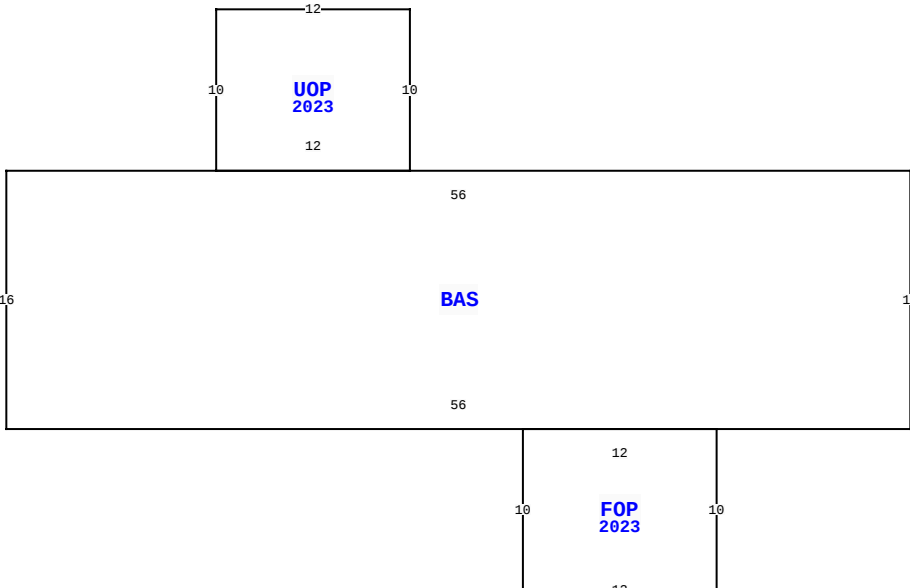
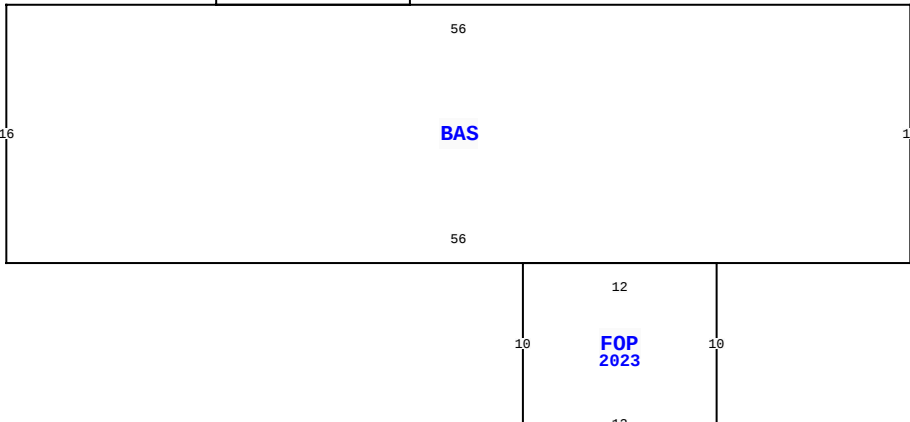


FABRY TODD/FABRY BRENDA
950 SW JORDAN ST
FORT WHITE, FL 32038

32-6S-16-04018-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY																													
Exterior Wall	31	VINYL SID 100								0202	02	968	128.3700	127.09	123,023	2018	2018	0	0	14.00	86.00	VALUATION BY																	
Roof Structure	03	GABLE/HIP 100								1 MANUF 2 0% - 2024										Heated Area: 896										HX Base Yr									
Roof Cover	14	PREFIN MT 100																		BUILDING MARKET VALUE										105,800									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										58,140									
Interior Floor	14	CARPET 70																		TOTAL LAND VALUE - MARKET										50,000									
Interior Floor	08	SHT VINYL 30																		TOTAL MARKET VALUE										172,546									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										172,546																			
Bedrooms		2 100								TOTAL EXEMPTION VALUE										0																			
Bathrooms		2 100								BASE TAXABLE VALUE										172,546																			
Stories	1.	1. 100								TOTAL JUST VALUE										213,940																			
Architectual Units	01	CONV 100																		NCON VALUE										0									
Condition Adj	04	04 100																		INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										408,780									
Quality	05	05																																					
DOR CODE	5000	IMPROVED AG																																					
MAP NUM										MKT AREA										02																			
NEIGHBORHOOD/LOC		32616.00								1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	896	100		896	97,931																																		
FOP	120	35	2023	42	4,591																																		
UOP	120	25	2023	30	3,279																																		
TOTALS	1,136			968	105,800																																		
EXTRA FEATURES										950 SW JORDAN ST, 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	0294	SHED WOOD/	0	0	0	3.00	UT	500.00	500.00	100	0	0	3	100	1,500																								
2	0031	BARN,MT AE	0	0	18	30	540.00	UT	18.00	18.00	100	2017	2017	3	100	9,720																							
3	0166	CONC, PAVMT	0	0	12	30	360.00	UT	2.00	2.00	100	2017	2017	3	100	720																							
4	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																							
5	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100				3	100	4,000																							
6	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																							
7	0060	CARPORT F	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500																								
8	0060	CARPORT F	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000																								
9	0060	CARPORT F	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000																								
10	0296	SHED METAL	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500																								
LAND DESCRIPTION										TOTAL OB/XF										36,940																			
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	0200	C	MBL HM	0			0.00	0.00	1.23	AC		1.00	1.00	1.00	5,000.00	5,000.00	6,150																						
2	6200	A	PASTURE 3	0			0.00	0.00	8.77	AC		1.00	1.00	1.00	280.00	280.00	2,456																						
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.77	AC		1.00	1.00	1.00	5,000.00	5,000.00	43,850																						
REVIEW DATE	03/27/2023		BY	ME		Total Acres: 10.00		Total Land Value: 8,606		Market: 43,850		Agricultural: 2,456		Common: 6,150		PRINTED 11/13/2025 BY SYS																							

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