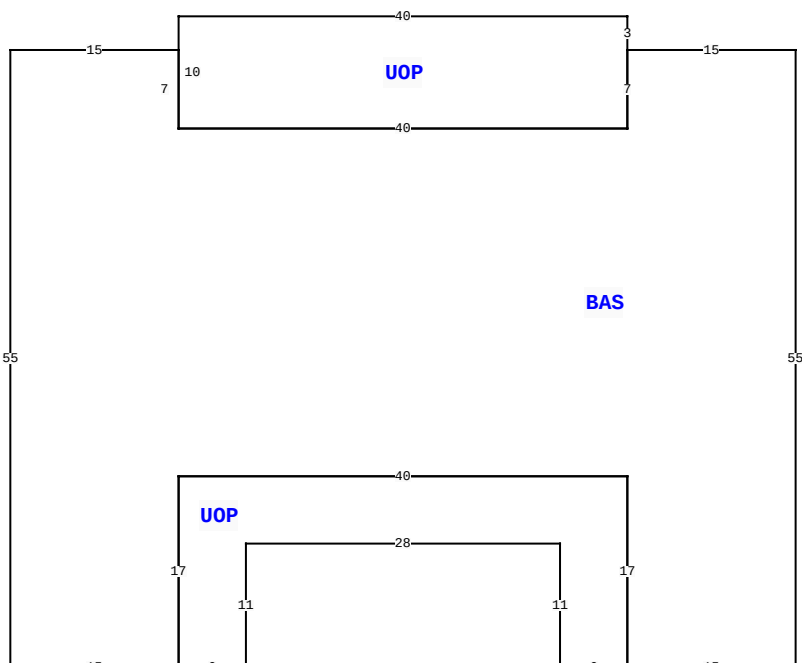


JIPSON DOUGLAS K/JIPSON MERRILLEE M
460 SW RIVERLAND CT
FT WHITE, FL 32038

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3
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		10	ABOVE AVG. 90		0100	01	3,044	103.6450	116.08	353,348		2010	2010	0	0	0	14.00	86.00	VALUATION BY										STANDARD											
Exterior Wall		21	STONE 10		2 SINGLE FAM - 100% - 2003										Heated Area: 2890										HX Base Yr 2003															
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE										303,879															
Roof Cover		14	PREFIN MT 100												TOTAL MARKET OB/XF VALUE										18,820															
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										175,500															
Interior Floo		03	CONC FINSH 100												TOTAL MARKET VALUE										498,199															
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										122,291															
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										375,908															
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB 50,722															
Bathrooms			2 100												BASE TAXABLE VALUE										325,186															
Frame		03	MASONRY 100												TOTAL JUST VALUE										498,199															
Stories		1.	1. 100												NCON VALUE										0															
Architectual		05	CONV 100		INCOME VALUE																																			
Units			0 100		PREVIOUS YEAR MKT VALUE										482,533																									
Quality		05	05																																					
DOR CODE		0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA												02																									
NEIGHBORHOOD/LOC		36716.00		1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,890	100		2,890	288,505																																			
UOP	372	20		74	7,387																																			
UOP	400	20		80	7,986																																			
TOTALS		3,662		3,044	303,879																																			
EXTRA FEATURES					460 SW RIVERLAND CT, FORT WHITE										BLD DATE				LGL DATE		03/31/2022		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	0031	BARN,MT AE	0 100	30	48	1,440.00	UT	8.00	8.00	100	1996	1996	3	100	11,520																									
2	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200																									
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																									
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																									