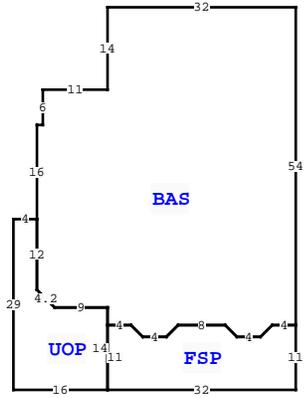
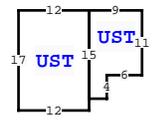


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR PILING	0%	- 2022									Heated Area: 2186	
												HX Base Yr	



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	100000.01 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100		2,186	205,823
FSP	328	40		131	12,335
UOP	289	20		58	5,461
UST	111	45		50	4,708
UST	204	45		92	8,663
TOTALS	3,118			2,517	236,988

454 SW RIVERSIDE AVE, FORT WHITE

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	0	0	0	798.00	UT	1.50	1.50	100	1993	1993	3	100	1,197	
2	0294	SHED WOOD/	0	0	18	18	1.00	UT	0.00	0.00	100	0	0	3	100	450	
3	0084	DOCK-RIVER	0	0	0	0	520.00	UT	14.50	14.50	100	1993	1993	3	40	3,016	
4	0166	CONC, PAVMT	0	0	32	40	1,280.00	UT	5.00	5.00	100	2016	2016	3	100	6,400	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		236,988	
TOTAL MARKET OB/XF VALUE		11,063	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		368,051	
SOH/AGL Deduction		0	
ASSESSED VALUE		368,051	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		368,051	
TOTAL JUST VALUE		368,051	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		372,001	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1993	8/17/2021	WD	Q	I	01	400,000
GRANTOR: RIVERS JAMES H						
GRANTEE: RESTING TURTLE, LLC						
1242/0174	9/24/2012	QC	U	I	11	100
GRANTOR: JANET S RIVERS & JAME						
GRANTEE: JANET S RIVERS & JA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W32 S14 W11 S6 W1 S16 S12 D3R3 E9 S3 E4 D2R2 E4 U2R2 E8 D2R2 E4 U2R2 E4 N54 \$
FSP=[ORIG=-32,54] S11 E32 N11 W4 D2L2 W4 U2L2 W8 D2L2 W4 U2L2 W4 \$
UOP=[ORIG=-44,36] W4 S29 E16 N14 W9 U3L3 N12 \$
UST=[ORIG=-3,-30] N15 W12 S17 E12 N2 \$
UST=[ORIG=0,-30] N4 E6 N11 W9 S15 E3 \$

LAND DESCRIPTION																								
TOTAL OB/XF 11,063																								
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	0132	C	SFR RIVER	0		A-1	100.00	651.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							