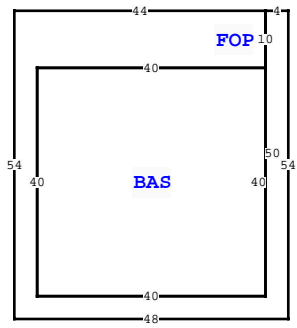
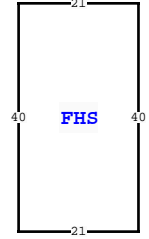


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 100 0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	01	2,402	124.0533	151.35	363,543	2015	2015	0	0	10.00	90.00

2 SFR PILING 100% - 2016 Heated Area: 2440 HX Base Yr 2016



Quality	06	06			
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	1,600	100		1,600	217,944
FHS	840	60		504	68,652
FOP	992	30		298	40,592
TOTALS	3,432			2,402	327,189

638 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	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0084	DOCK-RIVER	0	100	14	20	280.00	UT	14.50	14.50	100	1993	1993	3	40	1,624	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
4	0166	CONC,PAVMT	0	100	40	40	1,600.00	UT	5.00	5.00	100	2016	2016	3	100	8,000	

TOTAL OB/XF 11,324

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		A-1	77.00	384.00	77.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	92,400							

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		327,189
TOTAL MARKET OB/XF VALUE		11,324
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		430,913
SOH/AGL Deduction		111,879
ASSESSED VALUE		319,034
TOTAL EXEMPTION VALUE	HX HB VX VP	161,460
BASE TAXABLE VALUE		157,574
TOTAL JUST VALUE		430,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,548

SALE:3:1: LOT 24-A SEC 1 THREE RIVERS ESTATES
SALE:2:1: LOT 24A SEC 1 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32680	SFR	988	02/09/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/1819	5/22/2023	LE U	I	I	14	100

GRANTOR: JOHNSON WILLIAM CARL
GRANTEE: CELLI WHITNEY L (RM)
1202/0817 9/29/2010 WD Q I 01 165,000
GRANTOR: DAN & TAMMY S TAYLOR
GRANTEE: WILLIAM CARL & CONN

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W40 S40 E40 N40 \$
FOP=[ORIG=0,0] N10 W44 S54 E48 N54 W4 S50 W40 N40 E40 \$
FHS=[ORIG=0,-30] N40 W21 S40 E21 \$