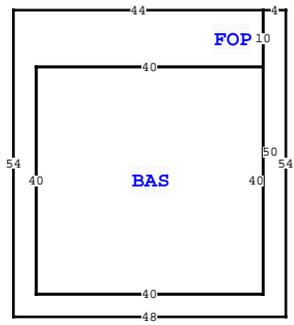
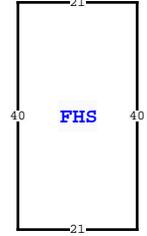


| BUILDING CHARACTERISTICS | |
|--------------------------|----------------------|
| ELEMENT | CD |
| Exterior Wall | 32 HARDIE BRD 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 14 PREFIN MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 08 SHT VINYL 100 |
| Air Condition | 03 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 |
| Architectural 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 |
| 1 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 2 | 0084 | DOCK-RIVER | 0 | 100 | 14 | 20 | 280.00 | UT | 14.50 | 14.50 | 100 |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 |
| 4 | 0166 | CONC, PAVMT | 0 | 100 | 40 | 40 | 1,600.00 | UT | 5.00 | 5.00 | 100 |

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 |
| 1 | 0100 | C | SFR | 100 | | A-1 | 77.00 | 384.00 | 77.00 | FF | 1.00 |

| TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 \$