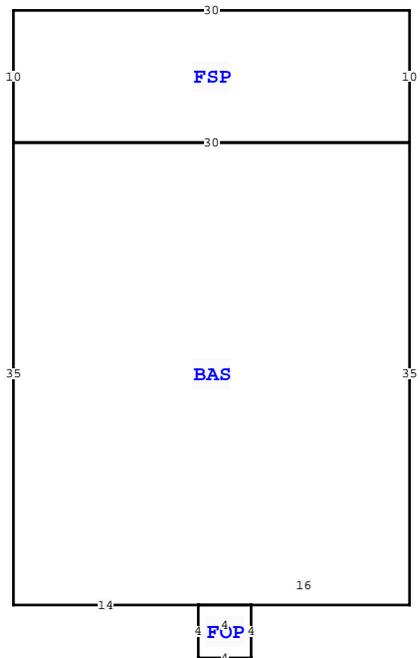


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 90
Interior Floo	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
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
Quality	05 05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,175	117.5040	131.60	154,630	1986	1986	0	0	35.00	65.00		
1 SINGLE FAM			33% - 0	Heated Area: 1050				HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		100,510	
TOTAL MARKET OB/XF VALUE		5,362	
TOTAL LAND VALUE - MARKET		92,400	
TOTAL MARKET VALUE		198,272	
SOH/AGL Deduction		25,190	
ASSESSED VALUE		173,082	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		148,082	
TOTAL JUST VALUE		198,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,272	

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	1,050	100		1,050	89,817
FOP	16	30		5	428
FSP	300	40		120	10,265
TOTALS	1,366			1,175	100,510

696 SW RIVERSIDE AVE, FORT WHITE

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1730	2/14/2024	LE U		I	14	100
GRANTOR: OSBORNE JAN K						
GRANTEE: OSBORNE JAN K (ENH						
1508/1727	2/14/2024	LE U		I	14	100
GRANTOR: KIRBY MARK R						
GRANTEE: KIRBY MARK R (ENH L						

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	0296	SHED METAL	0	33	10	12	120.00	UT	3.50	3.50	100	1993	1993	3	100	420	
2	0084	DOCK-RIVER	0	33	0	0	852.00	UT	14.50	14.50	100	1985	1985	3	40	4,942	

BUILDING NOTES

BUILDING DIMENSIONS
FSP= N10 W30 S10 E30\$ BAS= W30 S35 E14 FOP= S4 E4 N4 W4\$E16 N35\$.

LAND DESCRIPTION														TOTAL OB/XF										
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	33		A-1	77.00	410.00	77.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	92,400							