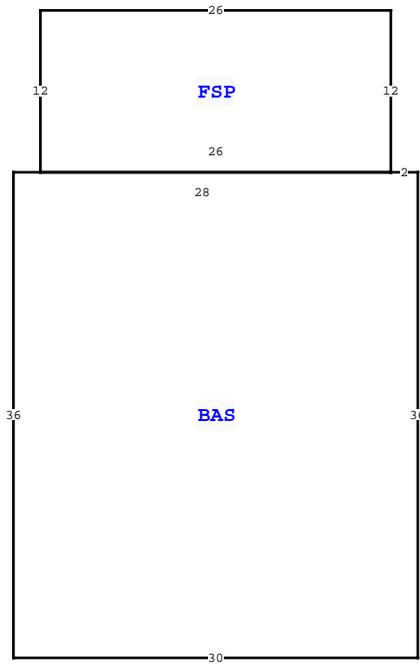


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
15	CONC BLOCK 90		
19	COMMON BRK 10		
03	GABLE/HIP 100		
14	PREFIN MT 100		
04	PLYWOOD 100		
10	TERRAZZO 100		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	1	100
	Frame	01	NONE 100
	Stories	1.1	100
	Architectural Units	05	CONV 100
	Condition Adj	03	03 100
	Kitchen Adjus	01	01 100
	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	1,080	100
	FSP	312	40
	TOTALS	1,392	1,205
			104,242

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,205	118.8300	133.09	160,373	1968	1985	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1080 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			104,242
TOTAL MARKET OB/XF VALUE			2,568
TOTAL LAND VALUE - MARKET			92,400
TOTAL MARKET VALUE			199,210
SOH/AGL Deduction			0
ASSESSED VALUE			199,210
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,210
TOTAL JUST VALUE			199,210
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37294	MAINT/ALTR	75	10/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/2309	7/15/2025	LE U	I	I	14	100
GRANTOR: ALLISON JOHN S						
GRANTEE: ALLISON JOHN S (ENH						
1369/1574	9/27/2018	WD U	I	I	11	100
GRANTOR: SAMMY L KEEN JR & TAM						
GRANTEE: JOHN S & TERESA ALL						

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	0	8	13	UT	4.50	4.50	100	0	0	3	100	468	
3	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2016	2016	3	100	100	

TOTAL OB/XF														2,568
712 SW RIVERSIDE AVE, FORT WHITE														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														

BUILDING NOTES													

BUILDING DIMENSIONS													
FSP= N12 W26 S12 E26\$ BAS= W28 S36 E30 N36 W2\$.													

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	0		A-1	77.00	445.00	77.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	92,400							