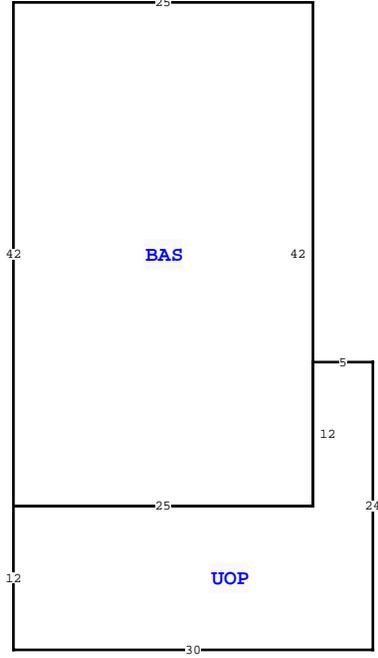


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	08 SHT VINYL 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1 100				
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				
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	84,932
UOP	420	20		84	6,794
TOTALS	1,470			1,134	91,726

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%	- 2021									Heated Area: 1050	HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			91,726
TOTAL MARKET OB/XF VALUE			14,515
TOTAL LAND VALUE - MARKET			102,000
TOTAL MARKET VALUE			208,241
SOH/AGL Deduction			0
ASSESSED VALUE			208,241
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			208,241
TOTAL JUST VALUE			208,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			210,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050095	Electrical Servic	0	06/11/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/0652	4/22/2020	QC U	I	I	11	100
GRANTOR: JOHN S ALLISON & TERE						
GRANTEE: AMANDA ALLISON WALK						
1408/2235	3/20/2020	QC U	I	I	11	100
GRANTOR: ITCHY RIVER LLC						
GRANTEE: AMANDA ALLISON WALK						

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	0084	DOCK-RIVER	0	0	0	1,134.00	UT	14.50	14.50	100	1982	1982	3	40	6,577	
2	0294	SHED WOOD/	0	0	12	192.00	UT	14.00	14.00	100	2006	2006	3	100	2,688	
3	0166	CONC,PAVMT	0	0	25	1,050.00	UT	5.00	5.00	100	2016	2016	3	100	5,250	

TOTAL OB/XF														14,515	
802 SW RIVERSIDE AVE, FORT WHITE															
BLD DATE		LGL DATE													
XF DATE		LAND DATE													
INC DATE		AG DATE													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W25 S42 UOP= S12 E30 N24 W5 S12 W25\$ E25 N42\$.													

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	85.00	609.00	85.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	102,000							