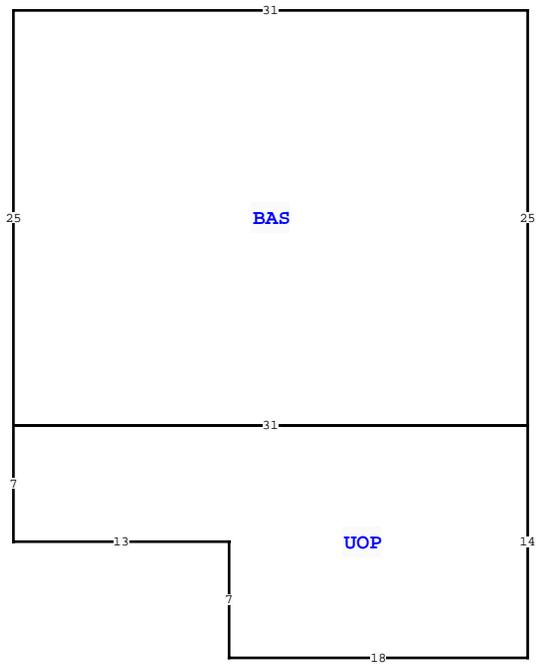


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	844	93.2800	104.47	88,173	1965	1965	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2021 Heated Area: 775 HX Base Yr														



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	775	100		775	52,627
UOP	343	20		69	4,685
TOTALS	1,118			844	57,312

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			57,312
TOTAL MARKET OB/XF VALUE			1,508
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			178,820
SOH/AGL Deduction			0
ASSESSED VALUE			178,820
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			178,820
TOTAL JUST VALUE			178,820
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			178,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/2665	2/28/2020	WD U	I	I	37	300,000
GRANTOR: MELISA I & JOHN MICHA						
GRANTEE: AMANDA ALLISON WALK						
1385/0543	5/22/2019	WD U	I	I	11	100
GRANTOR: MELISA I & J MICHAEL						
GRANTEE: MELISE I & JOHN MIC						

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	0252	LEAN-TO W/	0	0	8	16	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	0294	SHED WOOD/	0	0	8	16	128.00	UT	4.00	4.00	100	2006	2006	3	100	512	
3	0294	SHED WOOD/	0	0	10	16	160.00	UT	4.00	4.00	100	2006	2006	3	100	640	
4	0296	SHED METAL	0	0	8	8	64.00	UT	4.00	4.00	100	2006	2006	3	100	256	

818 SW RIVERSIDE AVE, FORT WHITE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W31 S25 UOP= S7 E13 S7 E18 N14 W31\$ E31 N25\$.													

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	100.00	523.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							