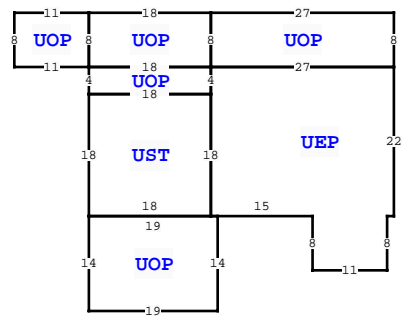
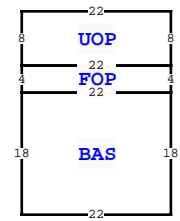




ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	08	WD OR PLY 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 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	1,169	78.6542	88.09	102,977	1957	1957	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2007 Heated Area: 396 HX Base Yr 2007														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	396	100		396	22,675
FOP	88	30		26	1,489
UEP	682	60		409	23,419
UOP	72	20		14	801
UOP	88	20		18	1,031
UOP	144	20		29	1,661
UOP	176	20		35	2,004
UOP	216	20		43	2,462
UOP	266	20		53	3,035
UST	324	45		146	8,360
TOTALS	2,452			1,169	66,935

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	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
4	0070	CARPORIT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORIT UF	0	100	35	18	630.00	UT	3.50	3.50	100	2016	2016	3	100	2,205	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
8	0060	CARPORIT F	0	100	18	72	1,296.00	UT	5.00	5.00	75	2016	2016	3	75	4,860	
9	0031	BARN, MT AE	0	100	0	0	1.00	UT	30,000.00	30,000.00	75	2016	2016	3	75	22,500	
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	22,717.00	22,717.00	85	2016	2016	3	85	19,309	

840 SW RIVERSIDE AVE, FORT WHITE

BLD DATE	LGL DATE	
XF DATE	LAND DATE	04/14/2026 MLU
INC DATE	AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		66,935	
TOTAL MARKET OB/XF VALUE		81,809	
TOTAL LAND VALUE - MARKET		168,000	
TOTAL MARKET VALUE		316,744	
SOH/AGL Deduction		52,692	
ASSESSED VALUE		264,052	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		212,641	
TOTAL JUST VALUE		316,744	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29963	M H	560	02/27/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2719	7/18/2023	LE U	I	I	14	100
GRANTOR: JONES RONALD D						
GRANTEE: JONES-DOWNES FKA AN						
1382/2780	4/18/2019	LE U	I	I	14	100
GRANTOR: LANA B & RONALD D JON						
GRANTEE: ANDREA JONES & TOBY						

BUILDING NOTES	

BUILDING DIMENSIONS	
UEP=[ORIG=0,0] W27 S4 S18 E15 S8 E11 N8 E1 N22 \$	
BAS=[ORIG=0,-30] N18 W22 S18 E22 \$	
UST=[ORIG=-27,4] W18 S18 E18 N18 \$	
UOP=[ORIG=-45,22] S14 E19 N14 W19 \$	
UOP=[ORIG=0,0] N8 W27 S8 E27 \$	
UOP=[ORIG=0,-52] N8 W22 S8 E22 \$	
UOP=[ORIG=-27,0] N8 W18 S8 E18 \$	
UOP=[ORIG=-45,-8] W11 S8 E11 N8 \$	
FOP=[ORIG=0,-48] N4 W22 S4 E22 \$	
UOP=[ORIG=-27,0] W18 S4 E18 N4 \$	

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	DPTH 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	100		A-1	100.00	408.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							
2	0000	C	VAC RES	100		A-1	86.00	512.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
3	0000	C	VAC RES	100		A-1	86.00	503.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

