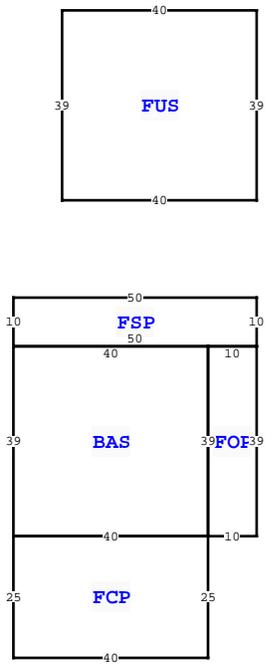


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual 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
BAS	1,560	100	
FCP	1,000	25	
FOP	390	30	
FSP	500	40	
FUS	1,560	100	
TOTALS	5,010		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2025								
				Heated Area:	3120			HX Base Yr	2025		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			327,489
TOTAL MARKET OB/XF VALUE			1,332
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			448,821
SOH/AGL Deduction			0
ASSESSED VALUE			448,821
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			397,410
TOTAL JUST VALUE			448,821
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9498	SFR	500,000,000	03/22/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/549	2/06/2023	LE	U	I	14	100

GRANTOR: MELTON SUZANNE COLLEY
GRANTEE: MELTON JIM ALEN

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	12	28	1.00	UT	0.00	0.00	100
2	0084	DOCK-RIVER	0	100	4	38	152.00	UT	14.50	14.50	100
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
986 SW RIVERSIDE AVE, FORT WHITE											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
TOTAL OB/XF 1,332											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=-10,0] W40 S39 E40 N39 \$											
FUS=[ORIG=0,-30] N39 W40 S39 E40 \$											
FCP=[ORIG=-50,39] S25 E40 N25 W40 \$											
FSP=[ORIG=0,0] N10 W50 S10 E50 \$											
FOP=[ORIG=0,0] W10 S39 E10 N39 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0132	C	SFR RIVER	100		A-1	100.00	322.00	100.00	FF	