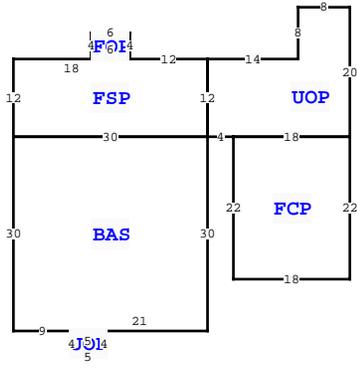
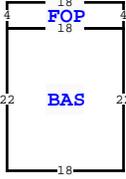


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,638	80.1900	89.81	147,109	1957	1957	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1296 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,621
TOTAL MARKET OB/XF VALUE			6,757
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			222,378
SOH/AGL Deduction			0
ASSESSED VALUE			222,378
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			222,378
TOTAL JUST VALUE			222,378
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,378

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	396	100		396	23,117
BAS	900	100		900	52,539
FCP	396	25		99	5,779
FOP	24	30		7	409
FOP	72	30		22	1,284
FSP	360	40		144	8,406
UOP	20	20		4	233
UOP	328	20		66	3,853
TOTALS	2,496			1,638	95,621

1054 SW RIVERSIDE AVE, FORT WHITE

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044110	Roof Replacement	14,000	04/05/2022
19423	ADDN SFR	85	04/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2260	3/26/2025	QC	U	I	11	100

GRANTOR: HOBAN PEGGY J
GRANTEE: HOBAN PEGGY FAMILY
1164/0609 12/18/2008 PR Q I 01 100
GRANTOR: PEGGY J HOBAN AS PER
GRANTEE: PEGGY J HOBAN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W30 S30 E9 E21 N30 \$	
FCP=[ORIG=4,0] S22 E18 N22 W18 \$	
BAS=[ORIG=0,-40] N22 W18 S22 E18 \$	
FSP=[ORIG=0,0] N12 W12 W18 S12 E30 \$	
UOP=[ORIG=0,0] E4 E18 N20 W8 S8 W14 S12 \$	
FOP=[ORIG=0,-62] N4 W18 S4 E18 \$	
FOP=[ORIG=-12,-12] N4 W6 S4 E6 \$	
UOP=[ORIG=-21,30] S4 E5 N4 W5 \$	

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	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	384	
3	0084	DOCK-RIVER	0	0	0	0	332.00	UT	14.50	14.50	100	1993	1993	3	40	1,926	
4	0084	DOCK-RIVER	0	0	0	0	215.00	UT	14.50	14.50	100	2006	2006	3	40	1,247	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION														TOTAL OB/XF 6,757										
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	428.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							