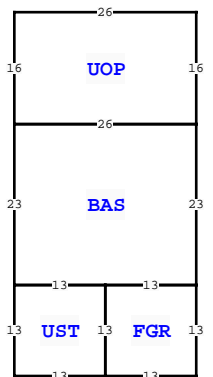
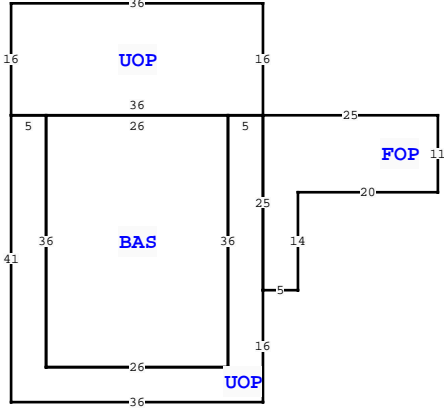
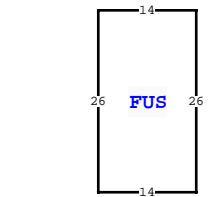


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
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	
1	SFR PILING	0%	- 0									
Heated Area: 1898 HX Base Yr												



Quality					
DOR CODE	MAP NUM				
05 05	02				
DOR CODE 0100 SINGLE FAMILY					
NEIGHBORHOOD/LOC 100000.01 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100		598	49,819
BAS	936	100		936	77,978
FGR	169	55		93	7,748
FOP	345	30		104	8,664
FUS	364	100		364	30,325
UOP	416	20		83	6,915
UOP	540	20		108	8,998
UOP	576	20		115	9,581
UST	169	45		76	6,332
TOTALS	4,113			2,477	206,359

1056 SW RIVERSIDE AVE, FORT WHITE

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

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	0261	PRCH, UOP	0	0	0	0	200.00	UT	6.50	6.50	100	0	0	3	100	1,300	
2	0084	DOCK-RIVER	0	0	0	0	486.00	UT	14.50	14.50	100	1982	1982	3	40	2,819	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			206,359
TOTAL MARKET OB/XF VALUE			4,319
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			330,678
SOH/AGL Deduction			0
ASSESSED VALUE			330,678
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			330,678
TOTAL JUST VALUE			330,678
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,678

XFOB:1:1: UNABLE TO TRAVERSE UOP ADD IT AS XFOB
SALE:1:1: 1/2 UNDIV INT EACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/1419	9/23/2009	WD	Q	I	01	255,000
GRANTOR: STEPHEN W ELLIS						
GRANTEE: DONALD & DOROTHY SP						
0983/1400	5/14/2003	WD	Q	I		290,000
GRANTOR: BETTY CHURCH						
GRANTEE: STEPHEN W ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=71,-41] W26 S36 E26 N36 \$
BAS=[ORIG=0,0] W26 S23 E13 E13 N23 \$
UOP=[ORIG=76,-41] N16 W36 S16 E36 \$
UOP=[ORIG=40,0] E36 N16 N25 W5 S36 W26 N36 W5 S41 \$
UOP=[ORIG=0,0] N16 W26 S16 E26 \$
FUS=[ORIG=0,-30] N26 W14 S26 E14 \$
FOP=[ORIG=76,-16] E5 N14 E20 N11 W25 S25 \$
UST=[ORIG=-26,23] S13 E13 N13 W13 \$
FGR=[ORIG=-13,23] S13 E13 N13 W13 \$

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	411.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000								