

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	02	02 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,981	144.1050	161.40	642,533	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 3128 HX Base Yr 2014

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			417,646
TOTAL MARKET OB/XF VALUE			12,840
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			550,486
SOH/AGL Deduction			156,892
ASSESSED VALUE			393,594
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			342,183
TOTAL JUST VALUE			550,486
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			550,786

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	99,874
FGR	520	55		286	30,004
FGR	560	55		308	32,312
FOP	56	30		17	1,784
FOP	192	30		58	6,085
FSP	72	40		29	3,043
FUS	2,176	100		2,176	228,284
UOP	104	20		21	2,203
UOP	668	20		134	14,058
TOTALS	5,300			3,981	417,646

NEIGHBORHOOD/LOC	100000.01	1.00/
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
BLD DATE		
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

1080 SW RIVERSIDE AVE, FORT WHITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043837	Electrical Servic	0	03/03/2022
31483	MAINT/ALTR	50	10/01/2013
26206	REMODEL	165	09/06/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/730	10/27/2021	LE	U	I	14	0
GRANTOR: DAVIS MICHAEL V						
GRANTEE: DAVIS MICHAEL V						
1259/1529	8/09/2013	WD	Q	I	01	475,000
GRANTOR: CYNTHIA KATHLEEN AMY						
GRANTEE: MICHAEL V & CLARICE						

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	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	0	0	3	100	840	
2	0170	FPLC 2STRY	0	100	0	0	0	0	2,750.00	100	0	0	3	100	5,500	
3	0120	CLFENCE 4	0	100	0	0	0	0	0.00	100	2006	2006	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	0	0	0.00	100	2016	2016	3	100	100	
5	0060	CARPOT F	0	100	0	0	0	0	0.00	100	2016	2016	3	100	1,200	
6	0104	GENERATOR	0	100	0	0	0	0	6,000.00	100	2023	2022		80	4,800	

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[ORIG=0,-40] E20 N28 E50 N20 W26 N6 W36 S6 W8 S48 \$	
BAS=[ORIG=0,0] W12 S6 W32 S20 E20 E24 N26 \$	
UOP=[ORIG=70,-88] N14 W8 N8 E2 N11 W12 S11 E2 S8 W10 S5 W36 S3 E36 S6 E26 \$	
FGR=[ORIG=-44,26] S28 E20 N28 W20 \$	
FGR=[ORIG=0,26] E26 N20 W26 S20 \$	
FOP=[ORIG=-12,0] W32 S6 E32 N6 \$	
UOP=[ORIG=-14,30] S4 W4 S11 E8 N15 W4 \$	
FSP=[ORIG=8,-97] S9 W8 N9 E8 \$	
FOP=[ORIG=-24,26] S4 E10 E4 N4 W14 \$	

LAND DESCRIPTION		TOTAL OB/XF 12,840																						
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	100		A-1	100.00	383.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							