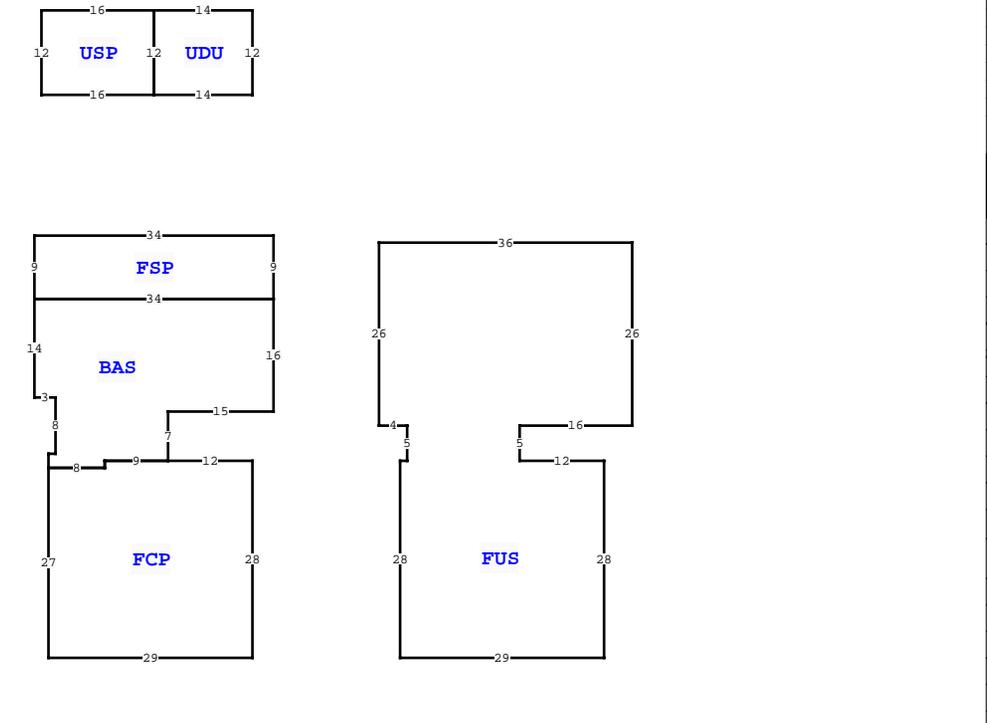


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	11	BD/BTN AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural Units	05	CONV 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			
0300	01	2,969	92.2688	112.57	334,220	1957	1957	0	0	0	40.00	60.00		
1 SFR PILING			0% - 0	Heated Area: 2487				HX Base Yr						



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	659	100		659	44,510
FCP	804	25		201	13,576
FSP	306	40		122	8,240
FUS	1,828	100		1,828	123,467
UDU	168	55		92	6,214
USP	192	35		67	4,525
TOTALS	3,957			2,969	200,532

1094 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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0030	BARN, MT	0	0	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	512	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	200,532		
TOTAL MARKET OB/XF VALUE	1,012		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	321,544		
SOH/AGL Deduction	0		
ASSESSED VALUE	321,544		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	321,544		
TOTAL JUST VALUE	321,544		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	321,544		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053032	Roof Replacement	14,000	05/06/2025
7921	ADDN SFR	29,000	12/21/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/0377	8/10/2004	WD Q	Q	I	01	100
GRANTOR: GARLAND & FLETCHER KI						
GRANTEE: FLETCHERKIRBY TRUST						
1023/0374	8/10/2004	WD Q	Q	I	01	100
GRANTOR: GARLAND & FLETCHER KI						
GRANTEE: GARLAND KIRBY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS
FUS=[ORIG=50,0] N28 W12 N5 E16 N26 W36 S26 E4 S5 W1 S28 E29 \$
FCP=[ORIG=0,0] N28 W12 W9 S1 W8 S27 E29 \$
BAS=[ORIG=-12,-28] N7 E15 N16 W34 S14 E3 S8 W1 S2 E8 N1 E9 \$
FSP=[ORIG=3,-51] N9 W34 S9 E34 \$
USP=[ORIG=-14,-92] W16 S12 E16 N12 \$
UDU=[ORIG=0,-80] N12 W14 S12 E14 \$

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	381.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							