

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	06 VINYL ASB 10				
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 Units	05 CONV 100 0 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100		1,255	106,007
FUS	320	100		320	27,030
UOP	56	20		11	929
UOP	156	20		31	2,618
UOP	336	20		67	5,660
UST	102	45		46	3,886
TOTALS	2,225			1,730	146,129

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 0	129.95	224,814	1973	1973	0	0	35.00	65.00	

Heated Area: 1575 HX Base Yr

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,129
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		243,129
SOH/AGL Deduction		105,398
ASSESSED VALUE		137,731
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,320
TOTAL JUST VALUE		243,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054439	Remodel	8,530	11/10/2025
000046098	Electrical Servic	0	12/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1068/0443	12/09/2005	WD	Q	I	01	100

GRANTOR: JAMES L KOHN  
GRANTEE: MARY LOU & JAMES KO

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	12	30	360.00	UT	2.50	100	1993	1993	3	100	900	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	100	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2023	2022		80	4,800	

BUILDING NOTES												
1178 SW RIVERSIDE AVE, FORT WHITE												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W13 N3 W28 S19 S17 E28 N14 E13 N19 \$												
UOP=[ORIG=-13,-3] N12 W28 S12 E28 \$												
FUS=[ORIG=0,-30] N20 W16 S20 E16 \$												
UOP=[ORIG=0,0] N12 W13 S12 E13 \$												
UST=[ORIG=-41,16] W6 S17 E6 N17 \$												
UOP=[ORIG=-13,33] E4 N14 W4 S14 \$												

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	100		A-1	75.00	442.00	75.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	90,000								