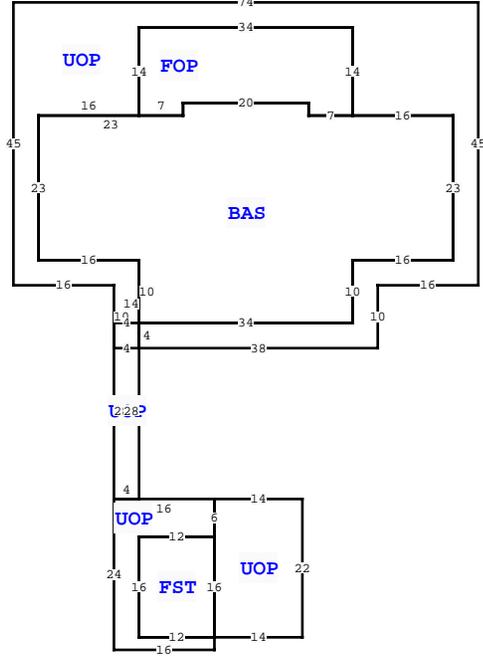


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	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
BAS	1,898	100	
FOP	436	30	
FST	192	55	
UOP	112	20	
UOP	192	20	
UOP	308	20	
UOP	1,416	20	
TOTALS	4,554		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 SFR PILING		100%	- 2013								
				Heated Area: 1898							
					HX Base Yr 2013						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			325,471
TOTAL MARKET OB/XF VALUE			4,796
TOTAL LAND VALUE - MARKET			140,364
TOTAL MARKET VALUE			470,631
SOH/AGL Deduction			117,548
ASSESSED VALUE			353,083
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			301,672
TOTAL JUST VALUE			470,631
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			474,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31399	SFR	1,103	08/28/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0702/0640	11/07/1989	WD	U	V		41,500
GRANTOR: WAITE EMMETTE P						
GRANTEE: TRAMEL TOM						
0498/0517	10/01/1982	WD	Q	V	01	33,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		1254 SW RIVERSIDE AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0084	DOCK-RIVER	0 100
2	0190	FPLC PF	0 100

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	0084	DOCK-RIVER	0 100	0	0	620.00	UT	14.50	14.50	100	1990	1990	3	40	3,596	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

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	0100	C	SFR	100		A-1	78.00	613.00	77.98	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,576							
2	0132	C	SFR RIVER	100			39.00	642.00	38.99	FF		1.00	1.00	1.00	1,200.00	1,200.00	46,788							