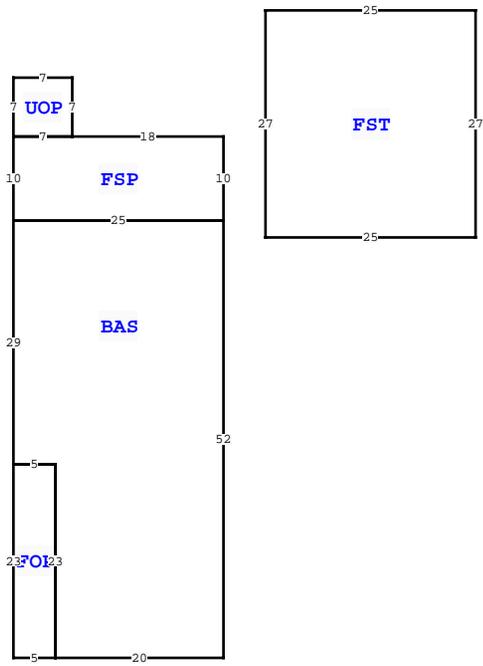


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	100000.01 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0300	01	1,700	140.9100	171.91	292,247	2005	2005	0	0	20.00	80.00		
1 SFR PILING 0% - 0 Heated Area: 1185 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100		1,185	162,970
FOP	115	30		34	4,676
FSP	250	40		100	13,753
FST	675	55		371	51,023
UOP	49	20		10	1,375
TOTALS	2,274			1,700	233,798

1364 SW RIVERSIDE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	233,798			
TOTAL MARKET OB/XF VALUE	20,875			
TOTAL LAND VALUE - MARKET	93,576			
TOTAL MARKET VALUE	348,249			
SOH/AGL Deduction	0			
ASSESSED VALUE	348,249			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	348,249			
TOTAL JUST VALUE	348,249			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	351,471			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042928	Electrical Servic	0	10/08/2021
22368	SFR	470	10/05/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/1361	11/22/2019	WD	U	I	11	100
GRANTOR: ROBERT F SR & KATHERI						
GRANTEE: ROBERT F AVERITT JR						
1255/0289	5/17/2013	WD	Q	I	01	339,000
GRANTOR: J SCOTT & PATRICIA A						
GRANTEE: ROBERT F AVERITT JR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] N52 W25 S29 E5 S23 E20 \$
FST=[ORIG=30,-50] N27 W25 S27 E25 \$
FSP=[ORIG=0,-52] N10 W18 W7 S10 E25 \$
FOP=[ORIG=-25,-23] S23 E5 N23 W5 \$
UOP=[ORIG=-18,-62] N7 W7 S7 E7 \$

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	0	5	375		1,875.00	UT	14.50			40	10,875	
2	0180	FPLC 1STRY	0	0	0	0		1.00	UT	2,000.00			100	2,000	
3	0166	CONC,PAVMT	0	0	25	28		700.00	UT	5.00			100	3,500	
4	0104	GENERATOR	0	0	0	0		1.00	UT	6,000.00			75	4,500	
TOTAL OB/XF 20,875															

LAND DESCRIPTION	TOTAL OB/XF	20,875																						
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	0		A-1	78.00	523.00	77.98	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,576							