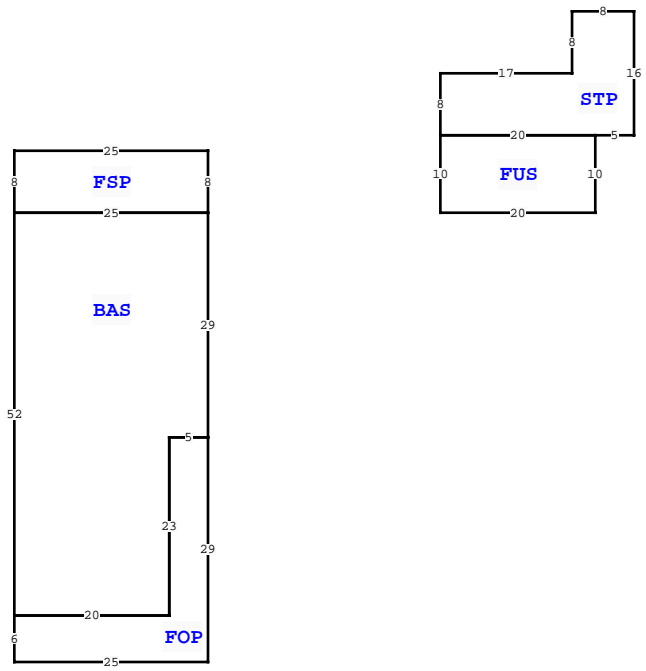


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	12 HARDWOOD 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Frame	01 NONE 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/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100		1,185	131,059
FOP	265	30		80	8,848
FSP	200	40		80	8,848
FUS	200	100		200	22,120
STP	264	10		26	2,876
TOTALS	2,114			1,571	173,750

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	01	1,571	134.3034	163.85	257,408	1999	1999	0	0	32.50	67.50
1 SFR PILING 0% - 2024 Heated Area: 1385 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		173,750	
TOTAL MARKET OB/XF VALUE		9,974	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		277,324	
SOH/AGL Deduction		0	
ASSESSED VALUE		277,324	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		277,324	
TOTAL JUST VALUE		277,324	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,542	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14289	SFR	200	07/20/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/753	2/28/2025	WD	U	I	11	100
GRANTOR: WELLS DAVID R						
GRANTEE: WELLS-MORIARTY REVO						
1254/0941	5/06/2013	WD	Q	I	01	300,000
GRANTOR: JAMES FRANKLIN MARTIN						
GRANTEE: DAVID R WELLS & KRI						

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	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0084	DOCK-RIVER	0	0	0	1,168.00	UT	14.50	14.50	100	1999	1999	3	40	6,774	
3	0130	CLFENCE	5	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	

TOTAL OB/XF												9,974				
1376 SW RIVERSIDE AVE, FORT WHITE																
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W25 S52 E20 N23 E5 N29 \$	
FOP=[ORIG=-25,52] S6 E25 N29 W5 S23 W20 \$	
STP=[ORIG=50,-10] E5 N16 W8 S8 W17 S8 E20 \$	
FSP=[ORIG=0,0] N8 W25 S8 E25 \$	
FUS=[ORIG=30,0] E20 N10 W20 S10 \$	

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	0		A-1	78.00	481.00	78.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,600							