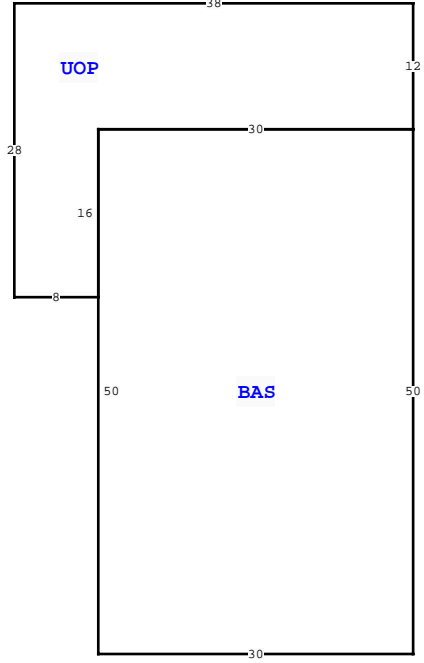


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,500	100	
UOP	584	20	
TOTALS	2,084		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 SFR PILING		100%	- 2022								
				Heated Area: 1500							
					HX Base Yr 2022						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			207,496
TOTAL MARKET OB/XF VALUE			10,800
TOTAL LAND VALUE - MARKET			84,000
TOTAL MARKET VALUE			302,296
SOH/AGL Deduction			49,309
ASSESSED VALUE			252,987
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			201,576
TOTAL JUST VALUE			302,296
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051223	Generator	0	10/24/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/462	2/24/2021	WD	U	I	11	100
GRANTOR: OWLS NEST LLC						
GRANTEE: PEARSON WILLIAM H						
1416/0897	7/29/2020	WD	U	I	11	100
GRANTOR: WILLIAM H & JENNIFER						
GRANTEE: OWLS NEST LLC						

EXTRA FEATURES		552 SW MANATEE TER, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0260	PAVEMENT-A	0.00
2	0166	CONC, PAVMT	5.00
3	0294	SHED WOOD/	0.00
4	0294	SHED WOOD/	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/13/2025		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP= N12 W38 S28 E8 N16 E30 \$ BAS= W30 S50 E30 N50\$.	

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	0.00	0.00	112.00	FF		1.00	1.00	1.00	750.00	750.00	84,000							