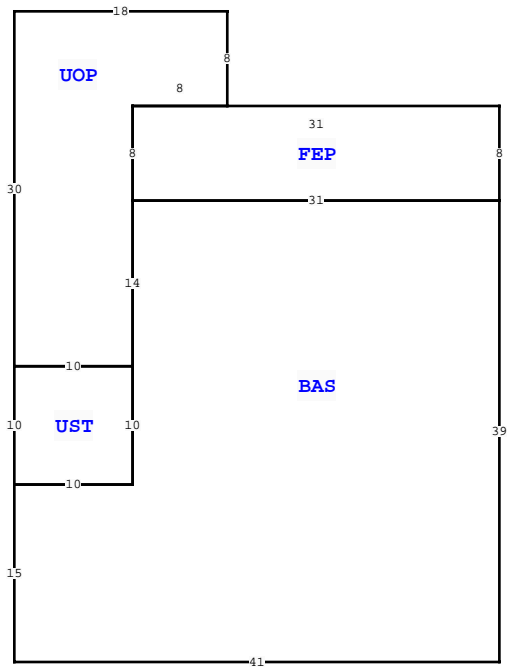


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	06	VINYL ASB	30
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	1,359	100	
FEP	248	80	
UOP	364	20	
UST	100	45	
TOTALS	2,071		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,675	85.1130	95.33	159,678	1979	1979	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1359 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	103,791		
TOTAL MARKET OB/XF VALUE	4,739		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	183,530		
SOH/AGL Deduction	0		
ASSESSED VALUE	183,530		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	183,530		
TOTAL JUST VALUE	183,530		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	183,530		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/2258	2/11/2022	WD	U	I	11	100
GRANTOR: STEVENS DONNA K						
GRANTEE: KITE GIRLS CABIN LL						
1430/2324	2/04/2021	QC	U	I	11	100
GRANTOR: KITE DONNIE A						
GRANTEE: STEVENS DONNA K						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
612 SW MANATEE TER, FORT WHITE					05/13/2025	MLU	

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	0	0	648.00	UT	14.50	14.50	30	1979	1979	3	30	2,819	
2	0261	PRCH, UOP	0	0	12	20	240.00	UT	3.00	3.00	100	2006	2006	3	100	720	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
FEP= N8 W31 S8 E31\$ BAS= W31 UOP= N8 E8 N8 W18 S30E10 N14\$S14 UST= W10 S10 E10 N10\$ S10 W10 S15 E41 N39\$.	

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	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							