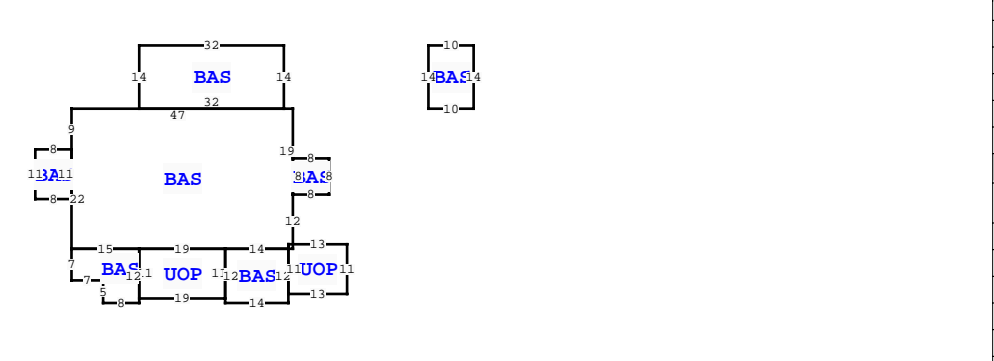


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,835	94.7226	106.09	406,855	1982	1982	0	0	35.00	65.00

1 SINGLE FAM 0% - 2011 Heated Area: 3440 HX Base Yr



** This building has 12 Sub-Areas

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	4,414
BAS	88	100		88	6,068
BAS	140	100		140	9,654
BAS	145	100		145	9,999
BAS	168	100		168	11,585
BAS	448	100		448	30,893
BAS	1,519	100		1,519	104,748
FUS	434	100		434	29,928
FUS	434	100		434	29,928
UOP	143	20		29	2,000
TOTALS	4,512			3,835	264,456

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0120	CLFENCE 4	0.00
3	0084	DOCK-RIVER	14.50
4	0070	CARPORT UF	3.00

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	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0084	DOCK-RIVER	0	0	0	648.00	UT	14.50	14.50	20	1982	1982	3	20	1,879	
4	0070	CARPORT UF	0	0	10	400.00	UT	3.00	3.00	50	1993	1993	3	50	600	

LAND DESCRIPTION		TOTAL OB/XF 3,779																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		264,456	
TOTAL MARKET OB/XF VALUE		3,779	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		343,235	
SOH/AGL Deduction		8,786	
ASSESSED VALUE		334,449	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		334,449	
TOTAL JUST VALUE		343,235	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		343,235	
SALE:2:1: LOT 11, UNIT 2, THREE RIVERS			
SALE:1:1: LOT 11 UNIT 2 THREE RIVERS ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048231	Remodel	12,051	09/21/2023
000044907	Solar Power Syste	30,396	07/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1196/1789	6/18/2010	WD	U	I	12	175,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ALEN MODRUSAN & LEE						
1180/1792	8/26/2009	CT	U	I	18	0
GRANTOR: CLERK OF COURT (RONAL						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES	
634 SW MANATEE TER, FORT WHITE	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W2 W47 S9 S22 E15 E19 E14 N1 S1 E1 N12 N19 \$	
UST=[ORIG=50,-30] N24 W30 S24 E30 \$	
BAS=[ORIG=-2,0] N14 W32 S14 E32 \$	
FUS=[ORIG=0,-30] N31 W14 S31 E14 \$	
FUS=[ORIG=0,-70] N31 W14 S31 E14 \$	
UOP=[ORIG=-34,31] S11 E19 N11 W19 \$	
BAS=[ORIG=-15,31] S12 E14 N12 W14 \$	
BAS=[ORIG=-49,31] S7 E7 S5 E8 N12 W15 \$	
UOP=[ORIG=-1,30] S11 E13 N11 W13 \$	
BAS=[ORIG=30,0] E10 N14 W10 S14 \$	
BAS=[ORIG=-49,9] W8 S11 E8 N11 \$	
BAS=[ORIG=0,19] E8 N8 W8 S8 \$	