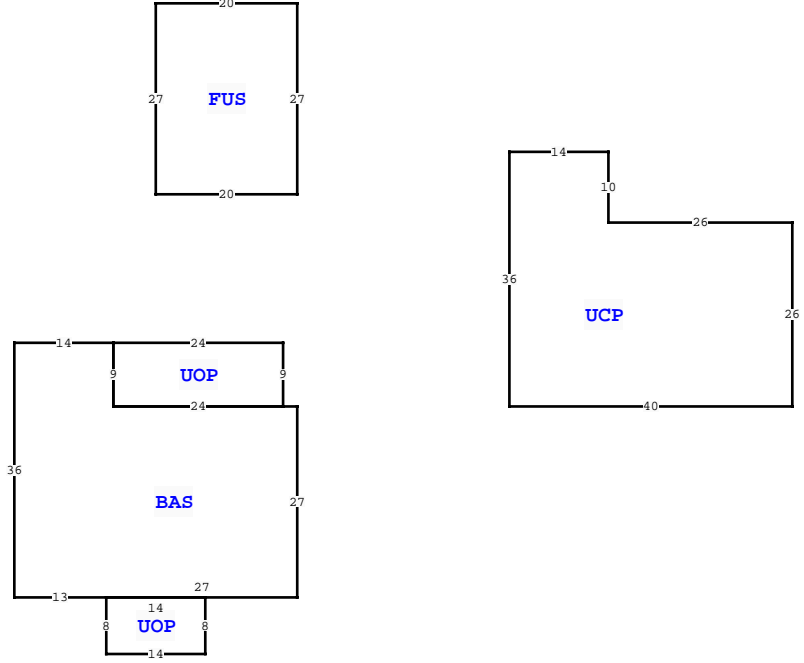


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0300	01	2,047	153.3055	187.03	382,850	1984	1984	0	0	40.00	60.00	

1 SFR PILING 0% - 2021 Heated Area: 1746 HX Base Yr



Quality					
DOR CODE	MAP NUM				
08 08	02				
DOR CODE 0100 SINGLE FAMILY					
NEIGHBORHOOD/LOC 100000.02 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100		1,206	135,335
FUS	540	100		540	60,598
UCP	1,180	20		236	26,483
UOP	112	20		22	2,469
UOP	216	20		43	4,825
TOTALS	3,254			2,047	229,710

922 SW MANATEE TER, FORT WHITE

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

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	0084	DOCK-RIVER	0	0	4	200	UT	14.50	14.50	100	2000	2000	3	40	4,640	
2	0084	DOCK-RIVER	0	0	24	12	UT	14.50	14.50	100	2000	2000	3	40	3,341	

TOTAL OB/XF 7,981

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		229,710	
TOTAL MARKET OB/XF VALUE		7,981	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		312,691	
SOH/AGL Deduction		6,030	
ASSESSED VALUE		306,661	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		306,661	
TOTAL JUST VALUE		312,691	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		312,691	

XFOB:3:1: 2 STORY DOCK
SALE:3:1: NO STAMPS - DEED BARELY LEGIBLE
SALE:2:1: LOT 26, UNIT 2, THREE RIVERS
SALE:1:1: LOT 26 THREE RIVERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/0361	10/09/2020	WD Q	Q	I	01	255,000
GRANTOR: LILLIE J CRITCHFIELD						
GRANTEE: CHRISTOPHER DAVID &						
1349/2261	12/12/2017	WD Q	Q	I	01	240,000
GRANTOR: PEDRAM & TERESA MOSHK						
GRANTEE: LILLIE J CRITCHFIELD						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W2 W24 N9 W14 S36 E13 E27 N27 \$												
UCP=[ORIG=30,0] E40 N26 W26 N10 W14 S36 \$												
FUS=[ORIG=0,-30] N27 W20 S27 E20 \$												
UOP=[ORIG=-2,0] N9 W24 S9 E24 \$												
UOP=[ORIG=-27,27] S8 E14 N8 W14 \$												