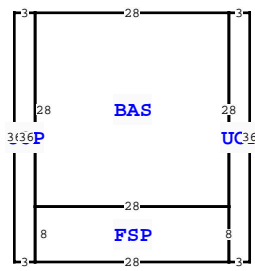
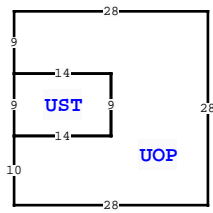


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	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	100000.03	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
FSP	224	40	
UOP	108	20	
UOP	108	20	
UOP	658	20	
UST	126	45	
TOTALS	2,008		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0300	01	1,107	131.7330	164.67	182,290	1981	2010	0	0	0	18.75	81.25	
1 SFR PILING 0% - 2025				Heated Area: 784				HX Base Yr					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			148,111	
TOTAL MARKET OB/XF VALUE			1,764	
TOTAL LAND VALUE - MARKET			112,500	
TOTAL MARKET VALUE			262,375	
SOH/AGL Deduction			0	
ASSESSED VALUE			262,375	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			262,375	
TOTAL JUST VALUE			262,375	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			261,036	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055242	Right-of-Way Acce		03/17/2026
000055237	Electrical Servic		03/16/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/2508	9/04/2024	WD Q	Q	I	01	360,000
GRANTOR: HUMPHRIES CHRISTOPHER						
GRANTEE: BECKHAM EDWARD F						
1372/0544	11/05/2018	WD U	U	I	35	198,000
GRANTOR: UNIVERSITY OF FLORIDA						
GRANTEE: CHRISTOPHER C & AMY						

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	2016	2016	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0166	CONC, PAVMT	0	0	14	182.00	UT	2.00	2.00	100	2016	2016	3	100	364	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W28 S28 E28 N28 \$			
UOP=[ORIG=0,-30] N28 W28 S9 E14 S9 W14 S10 E28 \$			
FSP=[ORIG=-28,28] S8 E28 N8 W28 \$			
UST=[ORIG=-28,-49] S9 E14 N9 W14 \$			
UOP=[ORIG=-28,0] W3 S36 E3 N36 \$			
UOP=[ORIG=0,28] S8 E3 N36 W3 S28 \$			

LAND DESCRIPTION																								
TOTAL OB/XF 1,764																								
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							
2	0000	C	VAC RES	0			0.00	0.00	50.00	FF		1.00	1.00	1.00	750.00	750.00	37,500							