

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	02 SHED 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	04 PLYWOOD 100				
Interior Floo	09 PINE WOOD 100				
Air Condition	02 WINDOW 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	N/A 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
Kitchen Adjus	01 01 100				
Quality	01 01				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100		832	25,335
TOTALS	832			832	25,334

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND													
0100	01	832	54.3780	60.90	50,669	1958	1958	0	0	15	35.00	50.00													
1 SINGLE FAM 0% - 0 Heated Area: 832 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/13/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/13/2025	MLU
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				05/13/2025	MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	25,334		
TOTAL MARKET OB/XF VALUE	3,840		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	104,174		
SOH/AGL Deduction	10,286		
ASSESSED VALUE	93,888		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	93,888		
TOTAL JUST VALUE	104,174		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	104,174		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052867	Electrical Servic		04/10/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1118/0924	4/25/2007	WD	Q	I		65,000
GRANTOR: WILSON						
GRANTEE: LEACH						
1000/1152	11/20/2003	WD	Q	I		40,000
GRANTOR: GRAHAM						
GRANTEE: WILSON						

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	0070	CARPORT UF	0	0	24	16		0.75	0.75	100	0	0	3	100	360	
2	0261	PRCH, UOP	0	0	0	0		0.00	0.00	100	2015	2015	3	100	600	
3	0294	SHED WOOD/	0	0	12	20		12.00	12.00	100	2015	2015	3	100	2,880	

TOTAL OB/XF														3,840	
1026 SW IOWA DR, FORT WHITE															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W32 S26 E32 N26\$.													

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	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								