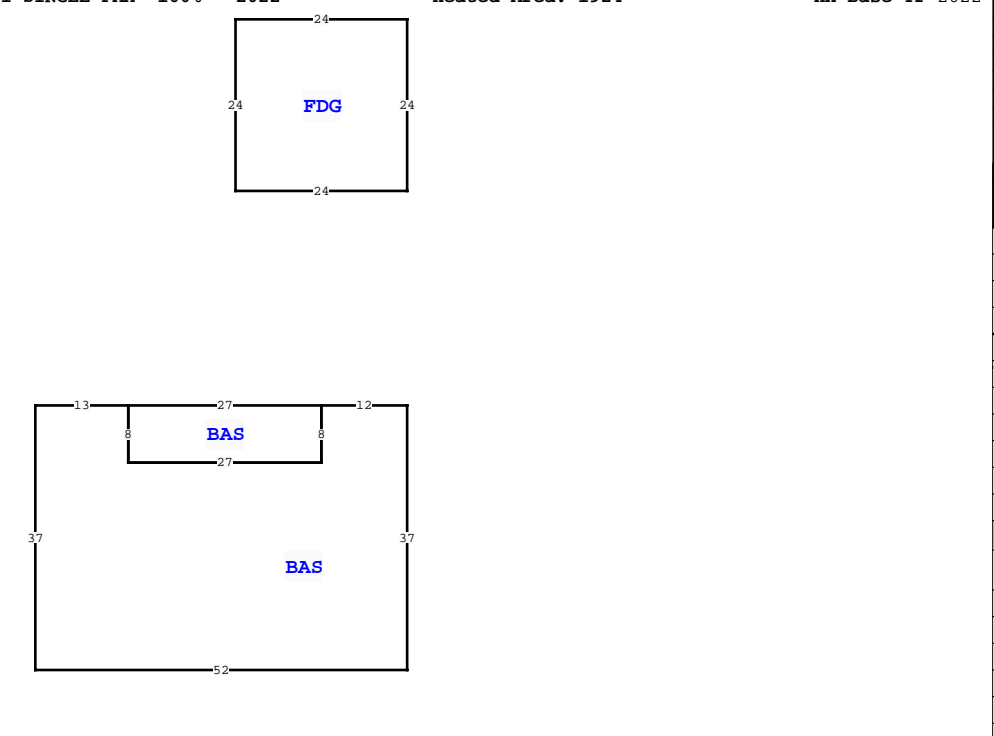


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2022									
Heated Area: 1924						HX Base Yr 2022						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			198,735
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			248,735
SOH/AGL Deduction			49,218
ASSESSED VALUE			199,517
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			148,106
TOTAL JUST VALUE			248,735
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,238

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	216	100		216	18,910
BAS	1,708	100		1,708	149,533
FDG	576	60		346	30,292
TOTALS	2,500			2,270	198,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045172	Remodel	18,531	08/15/2022
000044361	Remodel	21,031	05/06/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/1288	12/20/2021	WD	Q	I	01	290,000
GRANTOR: ALLEN KATHLEEN J						
GRANTEE: BARNES JOSHUA						
1290/0811	2/28/2015	QC	U	I	11	100
GRANTOR: CARL GRANT & KATHLEEN						
GRANTEE: CRIDER KATHLEEN J N						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

314 SW MANATEE TER, FORT WHITE
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/14/2026 MLU

BUILDING NOTES														
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BUILDING DIMENSIONS
BAS=[ORIG=0,0] W12 S8 W27 N8 W13 S37 E52 N37 \$
FDG=[ORIG=0,-30] N24 W24 S24 E24 \$
BAS=[ORIG=-12,0] W27 S8 E27 N8 \$

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							