

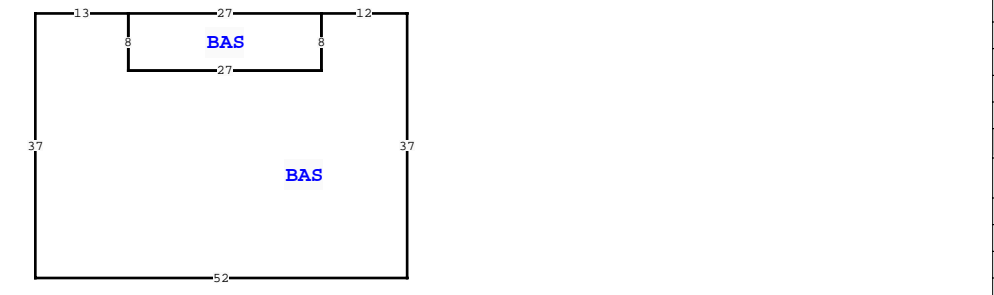
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 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
1 SINGLE FAM			100%	- 2022								

Heated Area: 1924 HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	18,578
BAS	1,708	100		1,708	146,902
FDG	576	60		346	29,759



TOTALS 2,500 2,270 195,238

EXTRA FEATURES 314 SW MANATEE TER, FORT WHITE

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	

LAND DESCRIPTION TOTAL OB/XF 2,000

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	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							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3

VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			195,238
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			245,238
SOH/AGL Deduction			45,721
ASSESSED VALUE			199,517
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			148,106
TOTAL JUST VALUE			245,238
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,238

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

BUILDING NOTES

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 \$

BUILDING DIMENSIONS