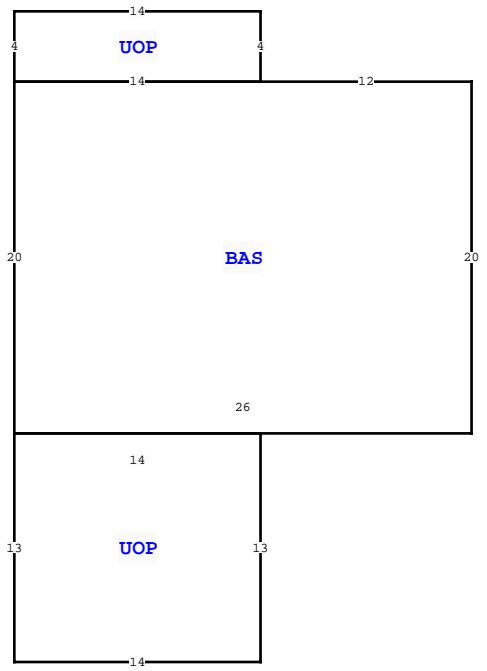


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	520	100	
UOP	56	20	
UOP	182	20	
TOTALS	758		

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%	- 2005	91.36	51,801	1958	1958	0	0	35.00	65.00
Heated Area: 520										HX Base Yr 2005	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				33,671	
TOTAL MARKET OB/XF VALUE				1,700	
TOTAL LAND VALUE - MARKET				81,900	
TOTAL MARKET VALUE				117,271	
SOH/AGL Deduction				43,878	
ASSESSED VALUE				73,393	
TOTAL EXEMPTION VALUE	HX HB			48,393	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				117,271	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				116,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0631/0692	8/30/1987	WD	U	I		42,000
GRANTOR: HUNTER H LYNN						
GRANTEE: BROOKS GARY R						

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	0011	BARN, BLK A	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	100	0	0	3	100	500	

TOTAL OB/XF										1,700						
408 SW MANATEE TER, FORT WHITE																
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/13/2025		MLU		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W12 UOP= N4 W14 S4 E14\$ W14 S20 UOP= S13 E14 N13 W14\$ E26 N20\$.			

LAND DESCRIPTION										TOTAL OB/XF										1,700						
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		A-1	0.00	0.00	84.00	FF		1.00	1.00	1.30	750.00	975.00	81,900									