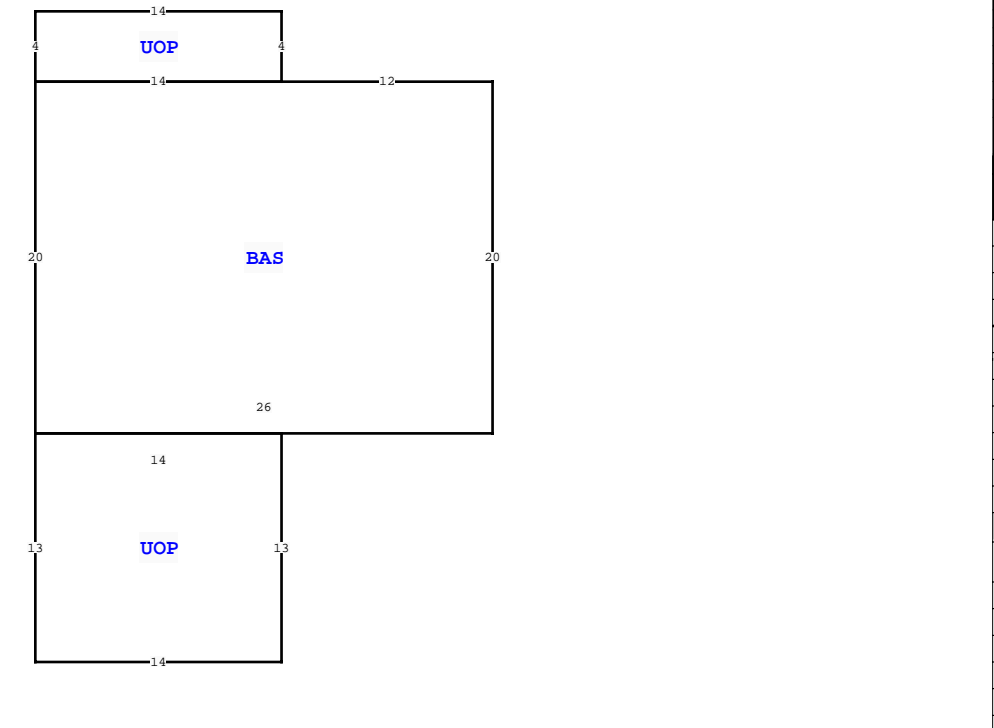


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories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

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	89.75	50,888	1958	1958	0	0	35.00	65.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100		520	30,336
UOP	56	20		11	642
UOP	182	20		36	2,100
TOTALS	758			567	33,077

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			33,077
TOTAL MARKET OB/XF VALUE			1,700
TOTAL LAND VALUE - MARKET			81,900
TOTAL MARKET VALUE			116,677
SOH/AGL Deduction			43,284
ASSESSED VALUE			73,393
TOTAL EXEMPTION VALUE	HX HB		48,393
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			116,677
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	

408 SW MANATEE TER, FORT WHITE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/13/2025
										INC DATE		AG DATE	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														
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							