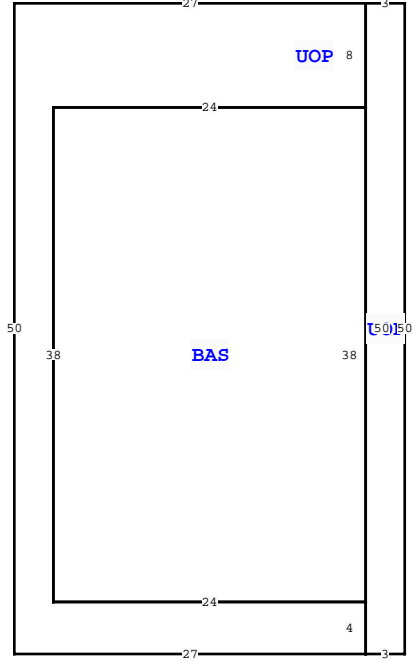




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.05	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	912	100	
UOP	150	20	
UOP	438	20	
TOTALS	1,500		1,030 200,212

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	PILING	0%	- 2024								
					Heated Area: 912							
					HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			200,212
TOTAL MARKET OB/XF VALUE			17,500
TOTAL LAND VALUE - MARKET			73,125
TOTAL MARKET VALUE			290,837
SOH/AGL Deduction			0
ASSESSED VALUE			290,837
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			290,837
TOTAL JUST VALUE			290,837
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,922
LAND:1:1: LOT 29 UNIT 5 THREE RIVERS ESTATES.			
SALE:1:1: SALE INLUDED LOT 28			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
39374	SFR	0	03/02/2020
27973	TR/TRAILER	189	07/27/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/2657	5/15/2026	QC	U	I	11	100
GRANTOR: NICKS MICHAEL H						
GRANTEE: NICKS ANDREW G						
1501/432	10/18/2023	WD	Q	I	01	395,000
GRANTOR: DAVIS ELAINE R						
GRANTEE: NICKS MICHAEL H						

EXTRA FEATURES		1052 SW SANTA FE DR, 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	0040	BARN, POLE	0	0	18	24	1.00	UT	7,500.00	100	1993	1993	3	100	7,500	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	3,000.00	100	2015	2015	3	100	3,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES												
BAS=[ORIG=43,28] S38 E24 N38 W24 \$												
UOP=[ORIG=40,20] E27 S8 W24 S38 E24 S4 W27 N50 \$												
UOP=[ORIG=67,20] S50 E3 N50 W3 \$												

LAND DESCRIPTION													TOTAL OB/XF 17,500												
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	0100	C	SFR	0		00	0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125								