

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	06	CUST PANEL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.09	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,488	100	
FOP	64	30	
UCP	384	20	
UST	165	45	
TOTALS	2,101		

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% - 0		129.52	214,744	1965	1965		0	0	35.00	65.00													
Heated Area: 1488 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026	MLU	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	139,584		
TOTAL MARKET OB/XF VALUE	3,990		
TOTAL LAND VALUE - MARKET	45,600		
TOTAL MARKET VALUE	189,174		
SOH/AGL Deduction	96,488		
ASSESSED VALUE	92,686		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	41,275		
TOTAL JUST VALUE	189,174		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	177,774		
SALE:3:1: LOTS 7 & 8 UNIT 9 THREE RIVERS EST.			
SALE:2:1: LOT 7 & 8 THREE RIVERS			
SALE:1:1: PHILLIPS GIVING UP OWNERSHIP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/0867	7/03/1994	WD	Q	I	02	0
GRANTOR: ROBIN PHILLIPS						
GRANTEE: DUSTIN CLESI						
0766/2044	10/23/1992	WD	Q	I		60,000
GRANTOR: ARTHUR ERICKSON						
GRANTEE: CLESI-PHILLIPS						

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	0021	BARN,FR AE	0	100	24	35		840.00	UT	4.75				4.75	3,990	

BUILDING NOTES													
1143 SW RIVERSIDE AVE, FORT WHITE													

BUILDING DIMENSIONS													
BAS= W47 UST= N11 W15 S11 E15\$ W15 S24 E14 UCP= S24 E16 N24 W16\$ E29 FOP= S8 E8 N8 W8\$ E19 N24\$.													

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	0100	C	SFR	100		A-1	170.00	0.00	2.00	LT		1.00	1.00	0.95	24,000.00	22,800.00	45,600							