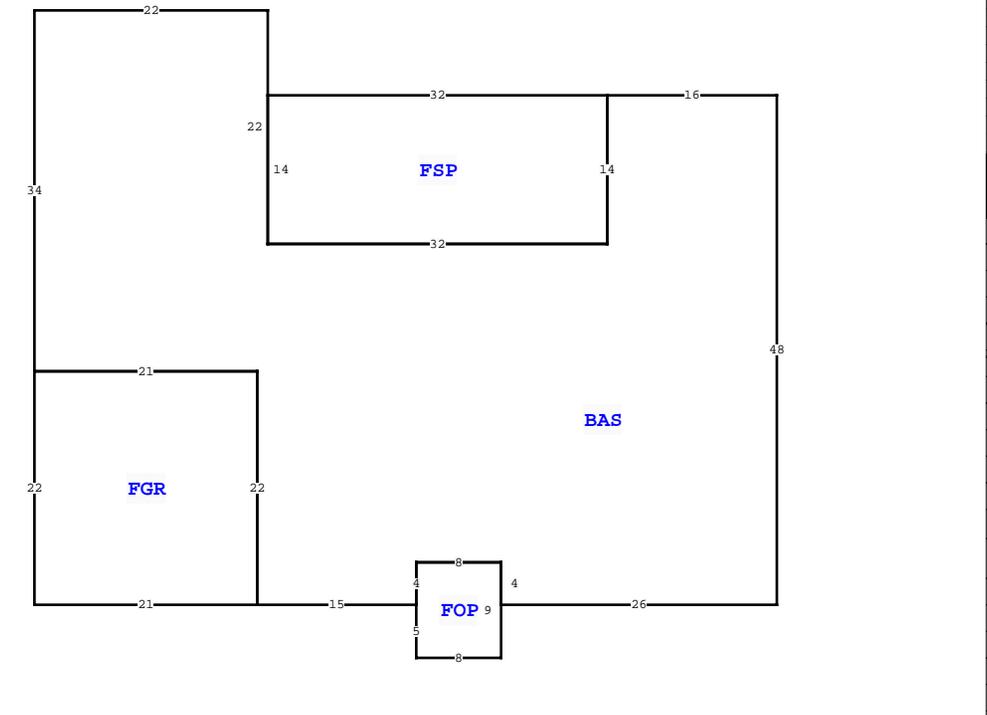


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,049	111.6250	125.02	381,186	2003	2003	0	0	0	22.00	78.00		
1 SINGLE FAM 100% - 2017 Heated Area: 2594 HX Base Yr 2017														



MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	100000.10	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,594	100		2,594	252,956
FGR	462	55		254	24,769
FOP	72	30		22	2,145
FSP	448	40		179	17,456
TOTALS	3,576			3,049	297,325

747 SW WASHINGTON AVE, FORT WHITE	BLD DATE	LGL DATE	04/30/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	0			640.00	UT	2.00				1,280	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				200	

TOTAL OB/XF														1,480			
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LAND DESCRIPTION																								
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	0.00	0.00	2.00	LT		1.00	1.00	0.80	20,000.00	16,000.00	32,000							

TOTAL OB/XF														1,480			
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	297,325			
TOTAL MARKET OB/XF VALUE	1,480			
TOTAL LAND VALUE - MARKET	32,000			
TOTAL MARKET VALUE	330,805			
SOH/AGL Deduction	149,151			
ASSESSED VALUE	181,654			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	130,243			
TOTAL JUST VALUE	330,805			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	334,617			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31970	MAINT/ALTR	45	05/19/2014
20534	SFR	445	03/19/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2721	7/18/2023	LE	U	I	14	100
GRANTOR: JACKSON PAMELA (ENH L)						
GRANTEE: SMITH NIKKI JACKSON						
1291/2474	3/12/2015	WD	U	I	18	155,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PAMELA JACKSON (SIN)						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W16 FSP= W32 S14 E32 N14\$ S14 W32 N22 W22 S34 FGR= S22 E21 N22 W21\$ E21 S22 E15 FOP= S5 E8 N9 W8 S4 \$ N4 E8 S4 E26 N48\$.													