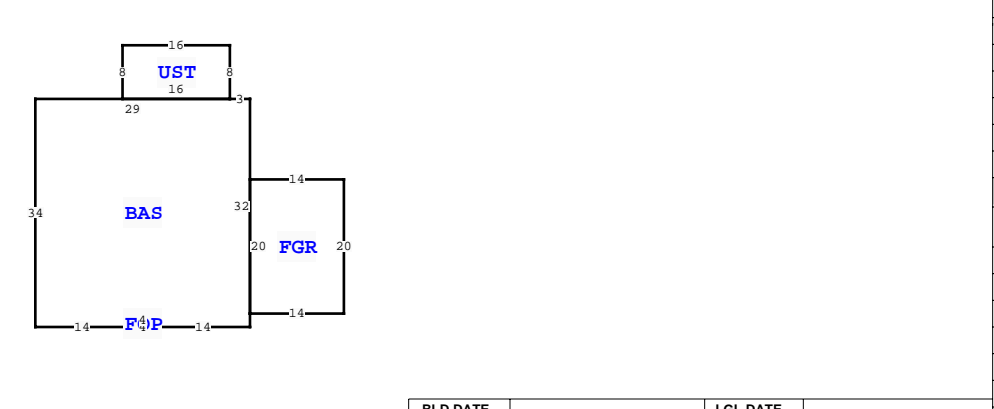


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.11	1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,759	131.5545	147.34	259,171	1972	1972	0	0	35.00	65.00	
1 SINGLE FAM			100% - 2010	Heated Area: 1546			HX Base Yr 2010					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		168,461	
TOTAL MARKET OB/XF VALUE		3,040	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		195,501	
SOH/AGL Deduction		91,813	
ASSESSED VALUE		103,688	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		52,277	
TOTAL JUST VALUE		195,501	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045063	Roof Replacement	20,000	07/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1017/2015	6/02/2004	WD Q	Q	I		116,000

GRANTOR: JULIA M HASKINS  
GRANTEE: LARS W & PATRICIA A

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100		1,084	103,816
FGR	280	55		154	14,749
FOP	4	30		1	96
FUS	462	100		462	44,246
UST	128	45		58	5,555
<b>TOTALS</b>	<b>1,958</b>			<b>1,759</b>	<b>168,461</b>

595 SW RIVERSIDE AVE, FORT WHITE  
BLD DATE: 04/14/2026 MLU  
XF DATE:  
INC DATE:

BUILDING NOTES	

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0258	PATIO	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0166	CONC,PAVMT	0	100	10	220.00	UT	2.00	2.00	100	1993	1993	3	100	440	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W3 W29 S34 E14 N1 E4 S1 E14 N2 N32 \$	
FUS=[ORIG=0,-30] N33 W14 S33 E14 \$	
FGR=[ORIG=0,32] E14 N20 W14 S20 \$	
UST=[ORIG=-3,0] N8 W16 S8 E16 \$	
FOP=[ORIG=-18,34] E4 N1 W4 S1 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 3,040																								
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	87.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							