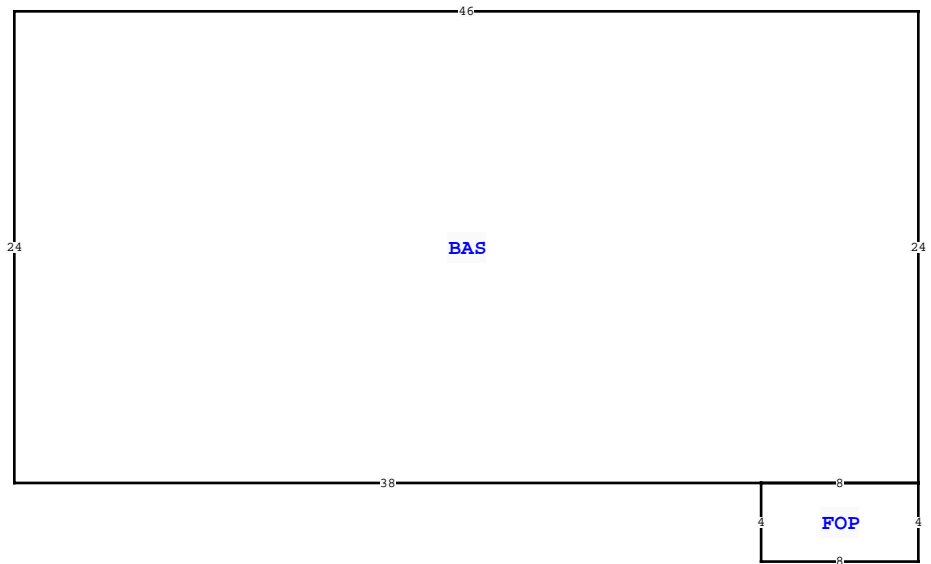


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	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	100000.11	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,104	100	
FOP	32	30	
TOTALS	1,136		1,114 90,578

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		125.09	139,350	1960	1960	0	0	35.00 65.00
				Heated Area: 1104			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		90,578	
TOTAL MARKET OB/XF VALUE		466	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		115,044	
SOH/AGL Deduction		67,485	
ASSESSED VALUE		47,559	
TOTAL EXEMPTION VALUE	HX HB WX	30,000	
BASE TAXABLE VALUE		17,559	
TOTAL JUST VALUE		115,044	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		109,044	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1148	1/29/2018	LE	U	I	11	100
GRANTOR: HELEN CASON (LIFE EST)						
GRANTEE: SANDRA WEBB & ETAL						
1351/0247	12/14/2017	WD	U	I	11	100
GRANTOR: THREE RIVERS ESTATE I						
GRANTEE: HELEN CASON						

EXTRA FEATURES		345 SW RIVERSIDE AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0296	SHED METAL	0 100
2	0258	PATIO	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

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	0296	SHED METAL	0 100	13 16	1.00	UT	0.00	0.00	100	0	0	3	100	239	
2	0258	PATIO	0 100	12 17	1.00	UT	0.00	0.00	100	0	0	3	100	227	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W46 S24 E38 FOP= S4 E8N4 W8\$ E8 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	86.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							