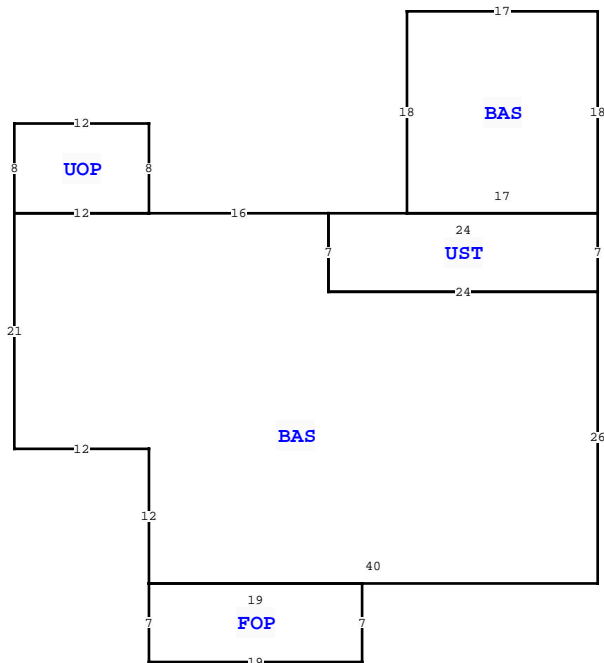




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architctual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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	1,845	116.0712	130.00	239,850	1958	2005	0	0	25.00	75.00	
1 SINGLE FAM 100% - 2020 Heated Area: 1710 HX Base Yr 2020												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100		306	29,835
BAS	1,404	100		1,404	136,890
FOP	133	30		40	3,900
UOP	96	20		19	1,853
UST	168	45		76	7,410
<b>TOTALS</b>	<b>2,107</b>			<b>1,845</b>	<b>179,888</b>

451 SW RIVERSIDE AVE, FORT WHITE

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2006	2006	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	100	
3	0040	BARN, POLE	0	100	30	32	1.00	UT	0.00	100	0	0	3	100	500	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	400	

TOTAL OB/XF 2,200

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	88.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			179,888
TOTAL MARKET OB/XF VALUE			2,200
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			206,088
SOH/AGL Deduction			57,783
ASSESSED VALUE			148,305
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			96,894
TOTAL JUST VALUE			206,088
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044673	Roof Replacement	12,800	06/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1258	9/29/2017	WD Q	Q	I	01	140,000
GRANTOR: ALEXANDER E AVILA-FEK						
GRANTEE: MARY DEBORAH BRALLI						
1230/1798	2/23/2012	WD Q	Q	I	01	135,000
GRANTOR: RONNIE & REBECCA CHAM						
GRANTEE: ALEXANDER E AVILA-F						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W16 UOP= N8 W12 S8 E12\$ W12 S21 E12 S12 FOP= S7 E19 N7 W19\$ E40 N26 UST= N7 BAS= N18 W17 S18 E17\$ W24 S7 E24\$ W24 N7\$.												