

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	51 LOG 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	09 PINE WOOD 100				
Air Condition	02 WINDOW 100				
Heating Type	02 CONVECTION 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1.5 1.5 100				
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				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	100000.11 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100		816	66,703
FUS	384	100		384	31,390
TOTALS	1,200			1,200	98,093

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0% - 0		125.76	150,912	1983	1983	0	0	35.00	65.00	
			Heated Area: 1200			HX Base Yr						

1023 SW RIVERSIDE AVE, FORT WHITE

L	OB/XF	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

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		98,093	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		43,200	
TOTAL MARKET VALUE		141,293	
SOH/AGL Deduction		25,552	
ASSESSED VALUE		115,741	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		115,741	
TOTAL JUST VALUE		141,293	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		128,769	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28512	MAINT/ALTR	40	04/27/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1016/0667	5/19/2004	QC Q	Q	I	01	100
GRANTOR: ALFRED JR & ANN J MUE						
GRANTEE: ALFRED JR & ANN J M						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W34 S24 E34 N24 \$	
FUS=[ORIG=0,-10] N24 W16 S24 E16 \$	

LAND DESCRIPTION																	TOTAL OB/XF									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0			A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200								