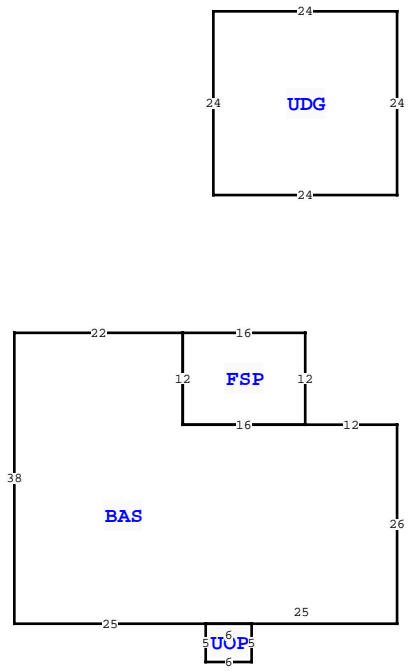




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	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	1,564	100	
FSP	192	40	
UDG	576	55	
UOP	30	20	
TOTALS	2,362		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,964	108.8340	124.07	243,673	1950	2000	0	0	31.25	68.75
1 SINGLE FAM 0% - 2026 Heated Area: 1564 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		167,525	
TOTAL MARKET OB/XF VALUE		2,932	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		196,457	
SOH/AGL Deduction		0	
ASSESSED VALUE		196,457	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		196,457	
TOTAL JUST VALUE		196,457	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,506	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/117	6/19/2025	LE	U	I	14	100
GRANTOR: DUKES ERIC A						
GRANTEE: DUKES ERIC A (ENH L						
1541/969	5/29/2025	WD	Q	I	01	245,000
GRANTOR: BURT CHARLES						
GRANTEE: DUKES ERIC A						

EXTRA FEATURES		696 SW WASHINGTON AVE, FORT WHITE														
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	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	12	24	UT	1.50	1.50	100	1993	1993	3	100	432	
3	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W12 W16 N12 W22 S38 E25 E25 N26 \$	
UDG=[ORIG=0,-30] N24 W24 S24 E24 \$	
FSP=[ORIG=-12,0] N12 W16 S12 E16 \$	
UOP=[ORIG=-25,26] S5 E6 N5 W6 \$	

LAND DESCRIPTION		TOTAL OB/XF 2,932																						
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							