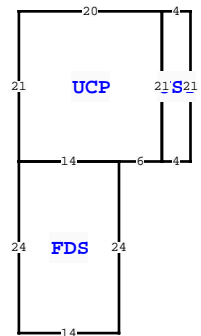
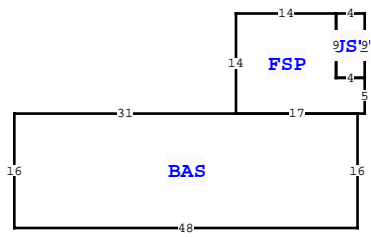


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	06 BD/BATTEN 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
ArchitECTUAL	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,194	106.0800	118.81	141,859	1971	1971	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2026 Heated Area: 768 HX Base Yr 2026												



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	768	100		768	59,310
FDS	336	60		202	15,600
FSP	216	40		86	6,642
UCP	420	20		84	6,487
UST	36	45		16	1,236
UST	84	45		38	2,935
TOTALS	1,860			1,194	92,208



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			92,208	
TOTAL MARKET OB/XF VALUE			8,900	
TOTAL LAND VALUE - MARKET			52,000	
TOTAL MARKET VALUE			153,108	
SOH/AGL Deduction			0	
ASSESSED VALUE			153,108	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			101,697	
TOTAL JUST VALUE			153,108	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			141,108	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054048	Roof Replacement	7,000	09/15/2025
000050591	Electrical Servic	0	08/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1668	3/23/2022	WD	Q	I	01	150,000
GRANTOR: DAILEY LAURA J						
GRANTEE: O'BRIAN TRACI HARVI						
1180/1711	8/17/2009	WD	Q	I	01	115,000
GRANTOR: MICHAEL, MILDRED, JOH						
GRANTEE: LAURA J DAILEY						

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	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	600	

414 SW WASHINGTON AVE, FORT WHITE										BLD DATE		LGL DATE	04/14/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W31 S16 E48 N16 W17 \$												
UCP=[ORIG=0,-54] E6 N21 W20 S21 E14 \$												
FDS=[ORIG=0,-30] N24 W14 S24 E14 \$												
FSP=[ORIG=17,0] E1 N5 W4 N9 W14 S14 E17 \$												
UST=[ORIG=6,-54] E4 N21 W4 S21 \$												
UST=[ORIG=18,-5] N9 W4 S9 E4 \$												

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	0.00	0.00	2.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	52,000								