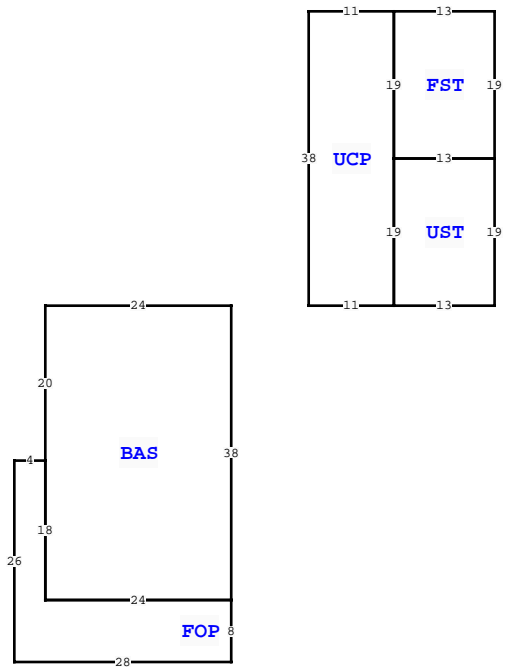


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 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		
1	SFR	PILING	0%	- 2025								Heated Area: 912	
												HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,818
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			191,918
SOH/AGL Deduction			0
ASSESSED VALUE			191,918
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			191,918
TOTAL JUST VALUE			191,918
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			187,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048521	Roof Replacement	9,000	10/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1626	5/06/2026	WD	U	I	16	135,000
GRANTOR: RAYNOR THOMAS						
GRANTEE: RAYNOR THOMAS						
1510/1333	3/05/2024	WD	Q	I	01	235,000
GRANTOR: EVANS MARY JO						
GRANTEE: RAYNOR THOMAS						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100		912	113,533
FOP	296	30		89	11,079
FST	247	55		136	16,930
UCP	418	20		84	10,457
UST	247	45		111	13,818
TOTALS	2,120			1,332	165,818

378 SW WASHINGTON 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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W24 S20 S18 E24 N38 \$													
UCP=[ORIG=10,0] E11 N19 N19 W11 S38 \$													
FOP=[ORIG=-24,20] W4 S26 E28 N8 W24 N18 \$													
UST=[ORIG=21,0] E13 N19 W13 S19 \$													
FST=[ORIG=21,-19] E13 N19 W13 S19 \$													

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							