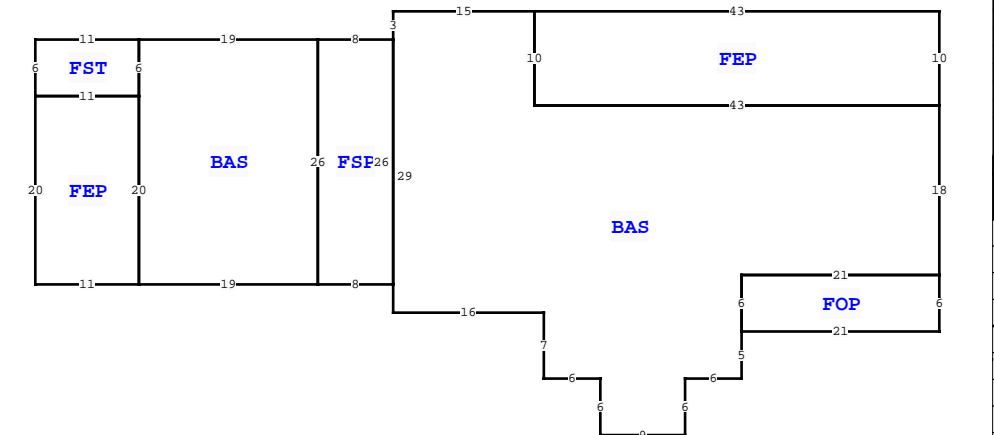


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	31	VINYL SID 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	0 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,714	111.5436	127.16	345,112	1986	1986	0	0	35.00	65.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		224,323	
TOTAL MARKET OB/XF VALUE		4,730	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		265,053	
SOH/AGL Deduction		0	
ASSESSED VALUE		265,053	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		208,642	
TOTAL JUST VALUE		265,053	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,119	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100		494	40,831
BAS	1,543	100		1,543	127,535
FEP	220	80		176	14,547
FEP	430	80		344	28,433
FOP	126	30		38	3,141
FSP	208	40		83	6,860
FST	66	55		36	2,976
TOTALS	3,087			2,714	224,323

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

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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	18	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
3	0294	SHED WOOD/	0	100	14	280.00	UT	5.00	5.00	100	1993	1993	3	100	1,400	
4	0251	LEAN TO W/	0	100	10	400.00	UT	3.50	3.50	75	2015	2015	3	75	1,050	

EXTRA FEATURES		534 SW CALIFORNIA TER, FORT WHITE	
TOTALS		3,087	224,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043490	Roof Replacement	19,682	01/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/1956	10/15/2015	WD	Q	I	01	115,000
GRANTOR: JAMES L & SUSAN B WYA						
GRANTEE: CHRISTOPHER B LEWIS						
1272/2586	4/11/2014	WD	U	I	14	100
GRANTOR: MARJORIE ADCOCK WYATT						
GRANTEE: JAMES L & SUSAN B W						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 S3 FSP= W8 BAS= W19 FST= W11 S6 E11 N6\$ S6 FEP= W11 S20 E11 N20 \$ S20 E19N26\$ S26 E8 N26\$ S29 E16 S7 E6S6 E9 N6 E6 N5 FOP= E21 N6 W21 S6\$ N6 E21 N18 FEP= N10 W43 S10 E43\$ W43 N10\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,730																						
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.50	24,000.00	36,000.00	36,000							