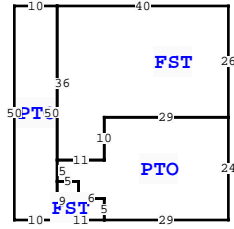
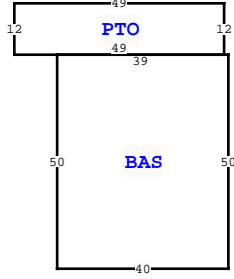


ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floor	14	CARPET 70
Interior Floor	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,766	73.7372	84.06	232,510	1963	1963	0	0	35.00	65.00	

1 SINGLE FAM 100% - 2022 Heated Area: 2000 HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	109,278
FST	75	55		41	2,240
FST	1,150	55		632	34,532
PTO	500	5		25	1,366
PTO	588	5		29	1,585
PTO	775	5		39	2,131
TOTALS	5,088			2,766	151,132

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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0060	CARPOT F	0	100	20	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

TOTAL OB/XF												
737 SW MANATEE TER, FORT WHITE												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/30/2024	MLU								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			151,132
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			171,032
SOH/AGL Deduction			23,867
ASSESSED VALUE			147,165
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			95,754
TOTAL JUST VALUE			171,032
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043458	Roof Replacement	4,000	12/29/2021
32763	REMODEL	75	03/11/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/2066	2/20/2021	WD	U	I	11	0
GRANTOR: ISSAC JOSEPH						
GRANTEE: LOPEZ SHELIA						
1429/2064	2/02/2021	WD	Q	I	01	135,000
GRANTOR: DSV SPV1 LLC						
GRANTEE: LOPEZ SHELIA						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,-40] N50 W1 W39 S50 E40 \$												
FST=[ORIG=0,0] W40 S36 E11 N10 E29 N26 \$												
PTO=[ORIG=-40,36] S5 E5 S4 E6 S5 E29 N24 W29 S10 W11 \$												
PTO=[ORIG=-1,-90] N12 W49 S12 E49 \$												
PTO=[ORIG=-40,0] W10 S50 E10 N50 \$												
FST=[ORIG=-40,41] S9 E11 N5 W6 N4 W5 \$												

LAND DESCRIPTION																								
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	1.00	18,000.00	18,000.00	18,000							