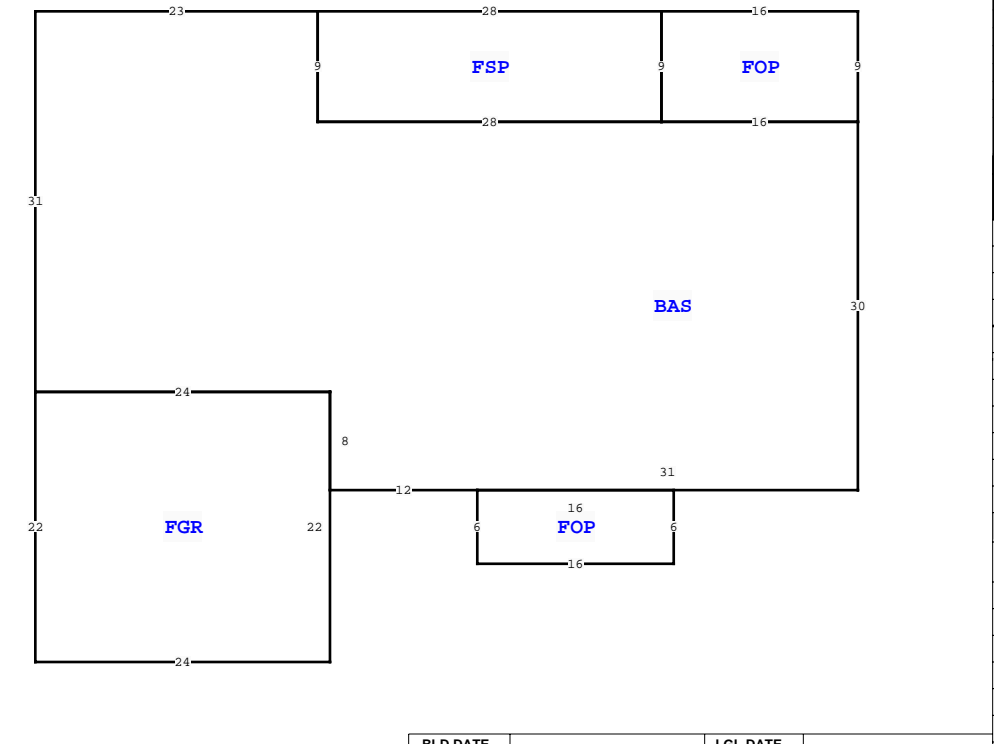


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	70
Exterior Wall	32	HARDIE BRD	30
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	2,488	127.0815	144.87	360,437	2006	2006	0	0	0	19.00	81.00



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	100000.14	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100		2,025	237,623
FGR	528	55		290	34,030
FOP	96	30		29	3,403
FOP	144	30		43	5,045
FSP	252	40		101	11,852
TOTALS	3,045			2,488	291,954

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		291,954		
TOTAL MARKET OB/XF VALUE		23,964		
TOTAL LAND VALUE - MARKET		27,000		
TOTAL MARKET VALUE		342,918		
SOH/AGL Deduction		99,692		
ASSESSED VALUE		243,226		
TOTAL EXEMPTION VALUE	HX HB 13	243,226		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		342,918		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		341,508		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043637	Swimming Pool and	23,000	02/02/2022
24035	SFR	603	01/12/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/2347	8/01/2018	WD Q	Q	I	01	239,000

GRANTOR: PAMELA E CURTIS OHL  
GRANTEE: GARRY L & CHLOIE P

1206/1048	11/15/2010	WD U	I	11	100
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GRANTOR: PAMELA E CURTIS  
GRANTEE: PAMELA E CURTIS & L

EXTRA FEATURES		559 SW CALIFORNIA TER, 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	0031	BARN,MT AE	0	100	24	24	576.00	UT	12.00	75	2006	2006	3	75	5,184		
2	0166	CONC,PAVMT	0	100	0	0	1,264.00	UT	2.50	100	2006	2006	3	100	3,160		
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	100		
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
7	0031	BARN,MT AE	0	100	18	20	360.00	UT	12.00	12.00	75	2015	2015	3	75	3,240	
8	0280	POOL R/CON	0	100	8	15	120.00	UT	70.00	70.00	100	2023	2022		95	7,980	

TOTAL OB/XF												23,964												
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	144.00	195.00	1.00	LT		1.00	1.00	0.75	18,000.00	13,500.00	13,500							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.75	18,000.00	13,500.00	13,500							

BUILDING NOTES	
BAS= W23 S31 FGR= S22 E24 N22 W24\$ E24 S8 E12 FOP= S6 E16 N6 W16\$ E31 N30 FOP= N9 W16 S9 E16\$ W16 FSP= N9 W28 S9 E28\$ W28 N9\$ .	

LAND DESCRIPTION		TOTAL OB/XF 23,964																						
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	144.00	195.00	1.00	LT		1.00	1.00	0.75	18,000.00	13,500.00	13,500							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.75	18,000.00	13,500.00	13,500							