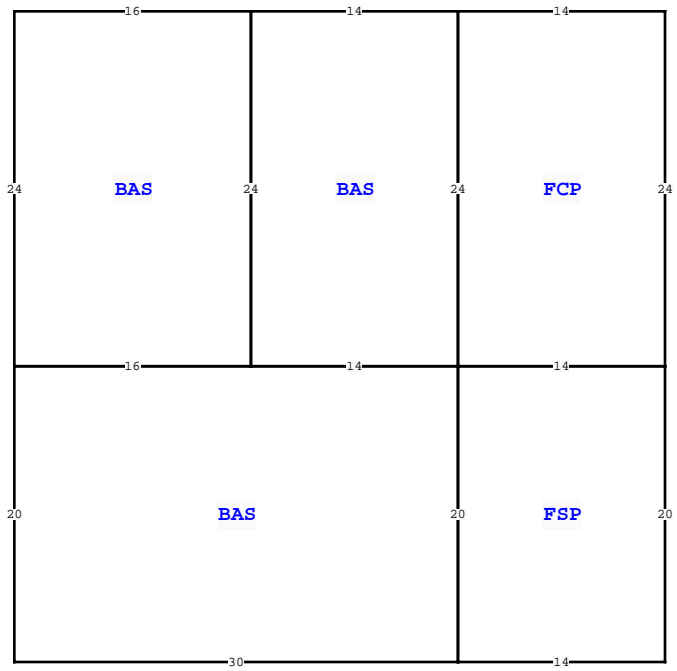


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	07	CORK/VTILE	80		
Interior Floor	13	LAM/VNLPK	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Stories	1.1	1.100			
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	100000.18	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	33,258
BAS	384	100		384	38,009
BAS	600	100		600	59,389
FCP	336	25		84	8,314
FSP	280	40		112	11,086
TOTALS	1,936			1,516	150,057

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,516	114.2460	130.24	197,444	2001	2001	0	0	24.00	76.00
1 SINGLE FAM 100% - 2025 Heated Area: 1320 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				150,057	
TOTAL MARKET OB/XF VALUE				51,032	
TOTAL LAND VALUE - MARKET				54,000	
TOTAL MARKET VALUE				255,089	
SOH/AGL Deduction				94,290	
ASSESSED VALUE				160,799	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				109,388	
TOTAL JUST VALUE				255,089	
NCON VALUE				23,800	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				231,351	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051142	Storage Building	28,351	10/17/2024
000050624	Right-of-Way Acce		08/21/2024
000044270	Additions	40,000	04/26/2022
18277	SFR	127	05/15/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2652	3/01/2024	WD	U	I	30	90,000
GRANTOR: BARNETT BRADLEY						
GRANTEE: BARNETT BRADLEY HAL						
1455/2739	12/28/2021	WD	Q	I	01	200,000
GRANTOR: WAITES DOROTHY JEAN						
GRANTEE: BARNETT BRADLEY						

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	0282	POOL ENCL	0	100	22	48	UT	15.00	15.00	100	2003	2003	3	40	6,336	
2	0281	POOL R/FIB	0	100	12	32	UT	65.00	65.00	100	2003	2003	3	40	9,984	
3	0040	BARN, POLE	0	100	24	48	UT	6.00	6.00	100	2006	2006	3	100	6,912	
4	9946	Well	0	100	0	0	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0030	BARN, MT	0	100	38	40	UT	15.00	15.00	100	2026	2025		100	22,800	
6	0296	SHED METAL	0	100	0	0	UT	500.00	500.00	100	2026	2025		100	500	
7	0294	SHED WOOD/	0	100	0	0	UT	500.00	500.00	100	2026	2025		100	500	

TOTAL OB/XF												51,032				
619 SW NEBRASKA TER, FORT WHITE												BLD DATE	LGL DATE	LAND DATE	04/30/2024	MLU
												XF DATE	AG DATE			
												INC DATE				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] E30 N20 W14 W16 S20 \$											
BAS=[ORIG=16,-20] N24 W16 S24 E16 \$											
FCP=[ORIG=30,-20] E14 N24 W14 S24 \$											
BAS=[ORIG=30,-20] N24 W14 S24 E14 \$											
FSP=[ORIG=30,0] E14 N20 W14 S20 \$											

LAND DESCRIPTION												TOTAL OB/XF												51,032				
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	200.00	400.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000											
2	0000	C	VAC RES	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000											