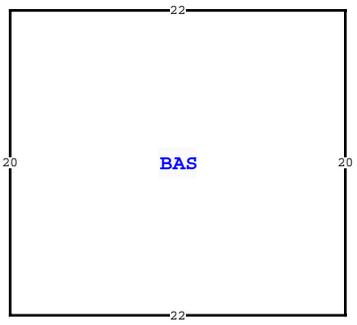
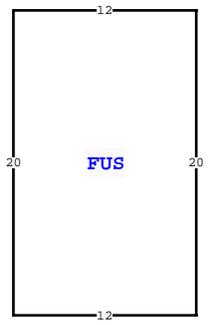


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Air Condition	02 WINDOW 100
Heating Type	01 NONE 100
Bedrooms	1 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
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	680	51.0300	57.15	38,862	1990	1990	0	0	35.00	65.00		
2 SINGLE FAM 0% - 2022 Heated Area: 680 HX Base Yr													



Quality	01 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	100000.23 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	16,345
FUS	240	100		240	8,915
TOTALS	680			680	25,260

386 SW TEXAS LN, 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	4	8	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
2	0285	SALVAGE	0	0	24	48	1.00	UT	0.00	0.00	100	1990	1990	3	100	1,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	25,260		
TOTAL MARKET OB/XF VALUE	1,600		
TOTAL LAND VALUE - MARKET	24,000		
TOTAL MARKET VALUE	50,860		
SOH/AGL Deduction	1,514		
ASSESSED VALUE	49,346		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	49,346		
TOTAL JUST VALUE	50,860		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	44,860		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/2288	5/18/2026	TD	U	I	18	33,700
GRANTOR: CLERK OF COURT						
GRANTEE: WE ARE LOAP, LLC						
1253/2310	4/30/2013	QC	U	I	11	100
GRANTOR: GAIL CURRIE						
GRANTEE: JEFF R HANCOCK						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W22 PTR= W25 FUS= W12 S20 E12 N20\$ E25\$ S20 E22 N20\$.