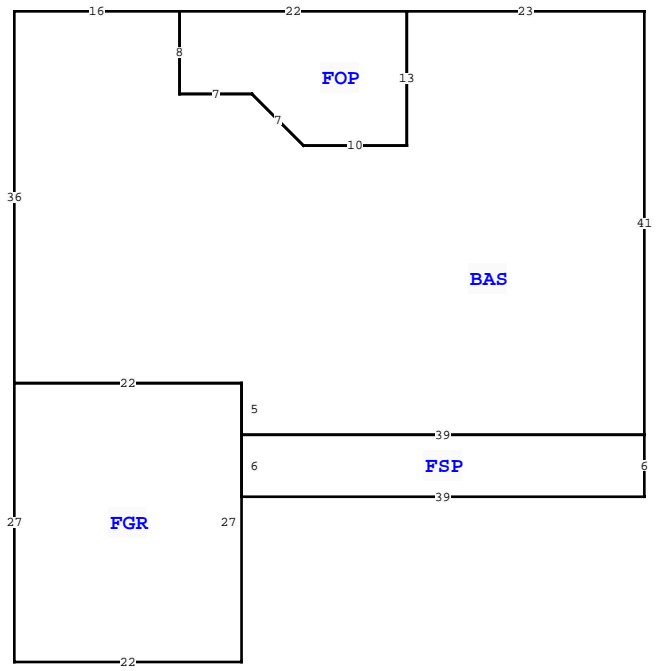


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
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	2,646	109.4660	122.60	324,400	2004	2004	0	0	21.00	79.00
1 SINGLE FAM 100% - 2026 Heated Area: 2153 HX Base Yr 2026											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,153	100		2,153	208,527
FGR	594	55		327	31,671
FOP	239	30		72	6,973
FSP	234	40		94	9,104
TOTALS	3,220			2,646	256,276

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	0120	CLFENCE 4	0	100	0	0	96.00	UT	4.50	4.50	100	2004	2004	3	100	432	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2004	2004	3	43	15,411	
3	0166	CONC,PAVMT	0	100	0	0	350.00	UT	2.00	2.00	100	2004	2004	3	100	700	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0031	BARN,MT AE	0	100	20	28	560.00	UT	8.00	8.00	100	2015	2015	3	100	4,480	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF											
497 SW DURANT ST, FORT WHITE											
27,523											

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.20	24,000.00	28,800.00	28,800							

TOTAL OB/XF	
27,523	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			256,276
TOTAL MARKET OB/XF VALUE			27,523
TOTAL LAND VALUE - MARKET			28,800
TOTAL MARKET VALUE			312,599
SOH/AGL Deduction			36,822
ASSESSED VALUE			275,777
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			224,366
TOTAL JUST VALUE			312,599
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053398	Roof Replacement	0	06/18/2025
000052462	Generator	0	02/28/2025
000051611	Roof Replacement	18,533	11/25/2024
22006	POOL	90	06/25/2004
21911	SFR	556	05/25/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/1774	11/14/2024	WD	Q	I	01	335,000
GRANTOR: BODIE CARLIS JR						
GRANTEE: RHODES TERRY LEE						
1433/2284	3/26/2021	WD	Q	I	01	280,000
GRANTOR: WILLIS THOMAS STONEWA						
GRANTEE: BODIE CARLIS JR						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W23 S13 W10 U5L5 W7 N8 W16 S36 E22 S5 E39 N41 \$	
FGR=[ORIG=-61,36] S27 E22 N27 W22 \$	
FOP=[ORIG=-23,0] W22 S8 E7 D5R5 E10 N13 \$	
FSP=[ORIG=-39,41] S6 E39 N6 W39 \$	