

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	01	NONE	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			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	16.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100		1,086	123,495
FOP	288	30		86	9,780
FST	66	55		36	4,094
UCP	266	20		53	6,027
TOTALS	1,706			1,261	143,395

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022	129.96	163,880	1920	2015	0	0	12.50	87.50

Heated Area: 1086 HX Base Yr 2022

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			143,395
TOTAL MARKET OB/XF VALUE			704
TOTAL LAND VALUE - MARKET			9,702
TOTAL MARKET VALUE			153,801
SOH/AGL Deduction			18,397
ASSESSED VALUE			135,404
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			83,993
TOTAL JUST VALUE			153,801
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,297

SALE:2:1: NE1/4 LOT 45, TOWN OF FORT WHITE

SALE:1:1: NE1/4 LOT 45 TOWN OF FT WHITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1254	7/15/2021	WD	Q	I	01	165,000
GRANTOR: WOOD HANNAH BETH						
GRANTEE: BROWN JULIA DAWN						
1266/1380	12/04/2013	WD	Q	I	01	50,000
GRANTOR: DANIEL D CASTRO						
GRANTEE: HANNAH BETH WOOD						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	60	1993	1993	3	60	648	
2	0040	BARN, POLE	0	100	8	7	56.00	UT	2.50	2.50	40	1993	1993	3	40	56	

212 SW BRYANT AVE, FORT WHITE

04/20/2022 MLU

TOTAL OB/XF																	704									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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				0.00	0.00	11,025.00	SF		1.00	1.00	1.10	0.80	0.88	9,702								

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W21 S36 FOP= S9 E32 N9 W32SE32 N17 UCP= E14 N19 W14 S19\$ N13 FST= N6 W11 S6 E11\$ W11 N6\$.			