

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Plumbing		2	100
Frame	03	MASONRY	100
Story Height		14	100
RMS		2	100
Stories	0	0	100
Units		0	100
Condition Adj	03	03	100
Quality		05	05
DOR CODE	4817 WHSE STORAGE/OFFICE		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	260	150	
BAS	1,240	100	
TOTALS	1,500		1,630 36,229

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	WAREH STOR	0%	0									
Heated Area: 1500 HX Base Yr												
316 SW BRYANT AVE, FORT WHITE												
				BLD DATE					LGL DATE	04/20/2022 MLU		
				XF DATE					LAND DATE			
				INC DATE					AG DATE			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			36,229
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			8,400
TOTAL MARKET VALUE			45,429
SOH/AGL Deduction			0
ASSESSED VALUE			45,429
TOTAL EXEMPTION VALUE	10	45,429	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			45,429
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			43,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053575	Electrical Servic		07/14/2025
000053127	Electrical Servic		05/18/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1080/0742	4/10/2006	WD	U	I	09	125,000
GRANTOR: MARY LOU & JAMES KOHN						
GRANTEE: FORT WHITE COMMUNIT						
1068/0445	12/09/2005	WD	Q	I	01	100
GRANTOR: JAMES AND MARY KOHN						
GRANTEE: MARY LOU & JAMES KO						

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	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
TOTALS												800				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W30 S30 E30 AOF= E20 N13 W20 S13\$ N13 E20 N17 W20\$.											

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	4817	C	STORG/ OFF	0		00	0.00	0.00	10,500.00	SF		1.00	1.00	1.00	0.80	0.80	8,400							