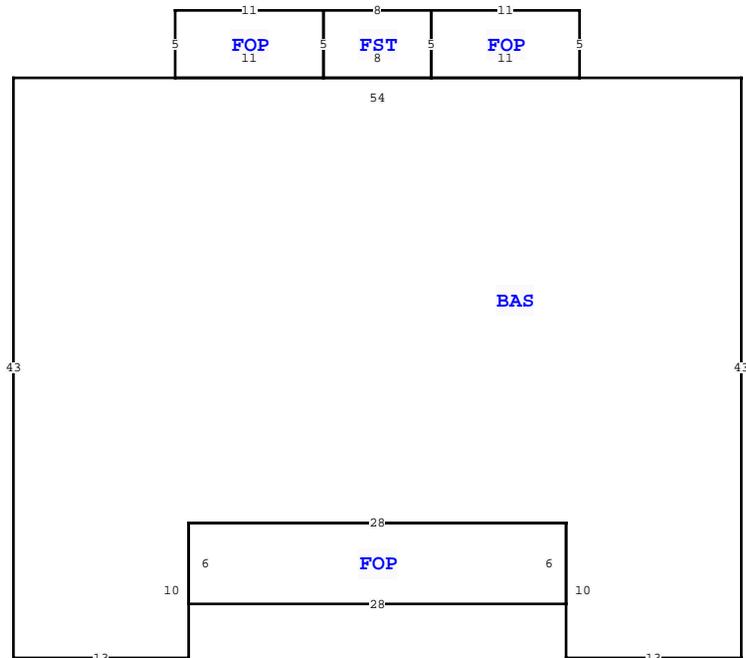




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,042	100
FOP	55	30
FOP	55	30
FOP	168	30
FST	40	55
TOTALS	2,360	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	03	2,146	118.6500	103.23	221,532	2021	2021	0	0	4.00	96.00		
1 DUPLEX 0% - 2022 Heated Area: 2042 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			427,557
TOTAL MARKET OB/XF VALUE			8,992
TOTAL LAND VALUE - MARKET			28,224
TOTAL MARKET VALUE			464,773
SOH/AGL Deduction			0
ASSESSED VALUE			464,773
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			464,773
TOTAL JUST VALUE			464,773
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			459,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041820	New Residential C	155,000	04/14/2022
000041819	New Residential C	155,000	04/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/2008	11/09/2020	WD	U	V	11	100

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	0166	CONC, PAVMT	0	0	0	2,046.00	UT	2.00	2.00	100	2022	2021		100	4,092	
2	0166	CONC, PAVMT	0	0	0	2,450.00	UT	2.00	2.00	100	2023	2022		100	4,900	

TOTAL OB/XF													
8,992													

BUILDING NOTES													
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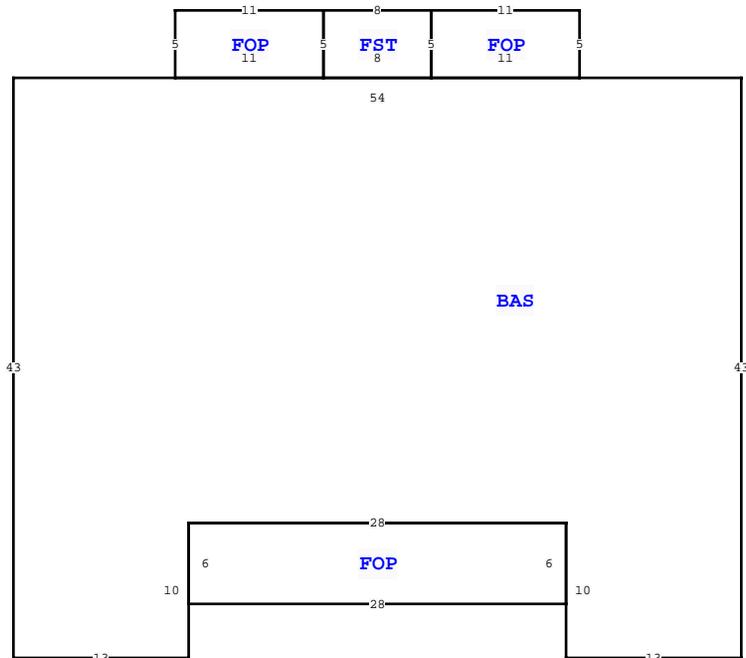
BUILDING DIMENSIONS													
BAS=[ORIG=10,-10] S43 E13 N10 E28 S10 E13 N43 W54 \$													
FOP=[ORIG=23,23] S6 E28 N6 W28 \$													
FOP=[ORIG=41,-15] S5 E11 N5 W11 \$													
FOP=[ORIG=22,-15] S5 E11 N5 W11 \$													
FST=[ORIG=33,-15] S5 E8 N5 W8 \$													

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	0800	C	MULTI-FAM	0			0.00	0.00	44,100.00	SF		1.00	1.00	0.80	0.80	0.64	28,224							



ELEMENT	CD	CONSTRUCTION
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	13	LAM/VNLPK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 DUPLEX	0%	2,146	118.6500	103.23	221,532	2022	2022	0	0	3.00	97.00



Quality	05	05			
DOR CODE	0800MULTI-FAM <10				
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	2,042	100		2,042	204,472
FOP	55	30		16	1,602
FOP	55	30		16	1,602
FOP	168	30		50	5,007
FST	40	55		22	2,203
TOTALS	2,360			2,146	214,886

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

161 SW YULAN ST, FORT WHITE		
BLD DATE		LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE
		04/20/2022 MLU

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		427,557
TOTAL MARKET OB/XF VALUE		8,992
TOTAL LAND VALUE - MARKET		28,224
TOTAL MARKET VALUE		464,773
SOH/AGL Deduction		0
ASSESSED VALUE		464,773
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		464,773
TOTAL JUST VALUE		464,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/2008	11/09/2020	WD	U	V	11	100
GRANTOR: PINNER JAMES R						
GRANTEE: CRB INVESTMENT PROP						
1436/2763	11/09/2020	WD	U	V	11	0
GRANTOR: PINNER JAMES R						
GRANTEE: CRB INVESTMENTS PRO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=10,-10] S43 E13 N10 E28 S10 E13 N43 W54 \$	
FOP=[ORIG=23,23] S6 E28 N6 W28 \$	
FOP=[ORIG=41,-15] S5 E11 N5 W11 \$	
FOP=[ORIG=22,-15] S5 E11 N5 W11 \$	
FST=[ORIG=33,-15] S5 E8 N5 W8 \$	

LAND DESCRIPTION		TOTAL OB/XF														0								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV