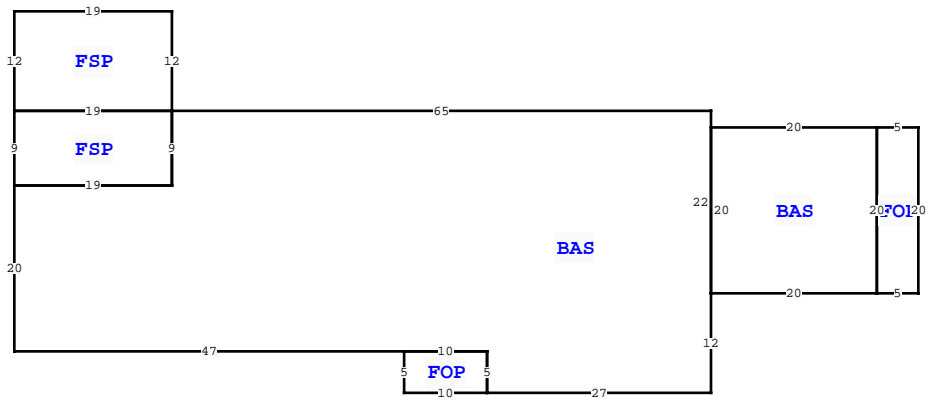


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2024									
				Heated Area: 2800								
					HX Base Yr 2024							



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	48,341
BAS	2,400	100		2,400	290,045
FOP	50	30		15	1,813
FOP	100	30		30	3,625
FSP	171	40		68	8,218
FSP	228	40		91	10,997
TOTALS	3,349			3,004	363,039

DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		02	1615.00	1.00/
BLD DATE		LGL DATE		5983 SW ICHETUCKNEE AVE, FORT WHITE	
XF DATE		LAND DATE		05/06/2026 MLU	
INC DATE		AG DATE			

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
3	0060	CARPORT F	0	100	56	24	1.00	UT	0.00	100	2000	2000	3	100	10,000	
4	0060	CARPORT F	0	100	18	14	1.00	UT	0.00	100	2019	2019	3	100	12,500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	2,500	
7	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	400	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	3,500	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	2,000	

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	DPTH 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		A-1	0.00	0.00	5.70	AC		1.00	1.00	1.00	11,000.00	11,000.00	62,700							
2	0200	C	MBL HM	0		A-1	0.00	0.00	5.70	AC		1.00	1.00	1.00	11,000.00	11,000.00	62,700							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		394,758	
TOTAL MARKET OB/XF VALUE		35,900	
TOTAL LAND VALUE - MARKET		125,400	
TOTAL MARKET VALUE		556,058	
SOH/AGL Deduction		10,694	
ASSESSED VALUE		545,364	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		493,953	
TOTAL JUST VALUE		556,058	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,680	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34453	ADDN SFR	200	09/15/2016
16937	M H	115	05/09/2000
16602	M H	125	02/15/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/22	6/16/2023	WD Q	Q	I	01	600,000
GRANTOR: PRESTON FAMILY TRUST						
GRANTEE: MULCAHY MARC G						
1468/2105	6/09/2022	WD U	U	I	11	100
GRANTOR: PRESTON RICHARD I JR						
GRANTEE: PRESTON FAMILY TRUS						

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W65 S9 W19 S20 E47 E10 S5 E27 N12 N22 \$												
BAS=[ORIG=0,22] E20 N20 W20 S20 \$												
FSP=[ORIG=-65,0] N12 W19 S12 E19 \$												
FSP=[ORIG=-65,0] W19 S9 E19 N9 \$												
FOP=[ORIG=20,22] E5 N20 W5 S20 \$												
FOP=[ORIG=-37,29] S5 E10 N5 W10 \$												

