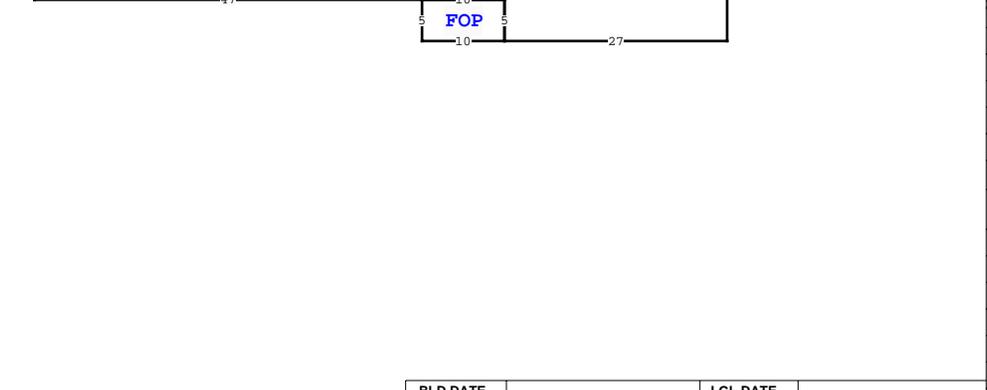




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms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



MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	1615.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	49,205
BAS	2,400	100		2,400	295,229
FOP	50	30		15	1,845
FOP	100	30		30	3,690
FSP	171	40		68	8,365
FSP	228	40		91	11,194
TOTALS	3,349			3,004	369,528

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	8,000	
4	0060	CARPORT F	0	100	18	14	1.00	UT	0.00	100	2019	2019	3	100	8,500	
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																								
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			402,420
TOTAL MARKET OB/XF VALUE			29,900
TOTAL LAND VALUE - MARKET			125,400
TOTAL MARKET VALUE			557,720
SOH/AGL Deduction			12,356
ASSESSED VALUE			545,364
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			493,953
TOTAL JUST VALUE			557,720
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

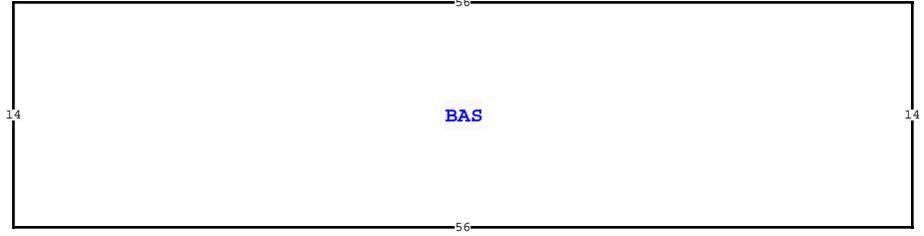
GRANTOR: PRESTON FAMILY TRUST  
GRANTEE: MULCAHY MARC G  
1468/2105 6/09/2022 WD U I 11 100  
GRANTOR: PRESTON RICHARD I JR  
GRANTEE: PRESTON FAMILY TRUS

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>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 \$</p>	

LAND DESCRIPTION		TOTAL OB/XF 29,900																						
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							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	02 SHED 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	1615.00 1.00/
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	YEAR
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	784 100 784 32,892
TOTALS	784 784 32,892

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0% - 2024								
				Heated Area: 784							
					HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			402,420
TOTAL MARKET OB/XF VALUE			29,900
TOTAL LAND VALUE - MARKET			125,400
TOTAL MARKET VALUE			557,720
SOH/AGL Deduction			12,356
ASSESSED VALUE			545,364
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			493,953
TOTAL JUST VALUE			557,720
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			531,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
5983 SW ICHETUCKNEE AVE, FORT WHITE				05/06/2026	MLU	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S14 E56 N14\$.											

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