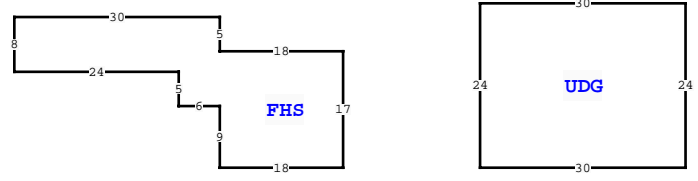


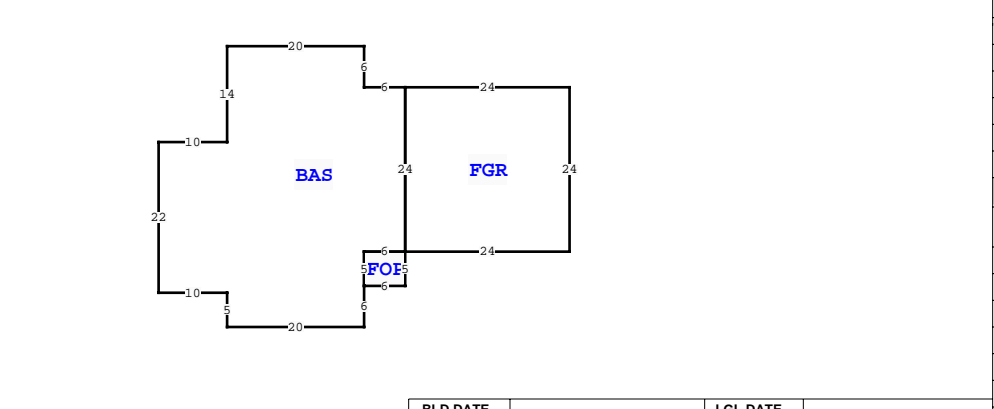
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 50
Interior Floo	18 SLATE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,252	127.8218	143.16	322,396	1990	2005	0	0	30.00	70.00

1 SINGLE FAM 100% - 1995 Heated Area: 1760 HX Base Yr 1995



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100		1,184	118,651
FGR	576	55		317	31,767
FHS	576	60		346	34,673
FOP	30	30		9	902
UDG	720	55		396	39,684
TOTALS	3,086			2,252	225,677



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	225,677		
TOTAL MARKET OB/XF VALUE	5,906		
TOTAL LAND VALUE - MARKET	44,000		
TOTAL MARKET VALUE	275,583		
SOH/AGL Deduction	124,712		
ASSESSED VALUE	150,871		
TOTAL EXEMPTION VALUE	101,411	HX HB SX	
BASE TAXABLE VALUE	49,460		
TOTAL JUST VALUE	275,583		
NCON VALUE	600		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	261,819		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/2017	3/02/2023	WD	U	I	30	45,600
GRANTOR: WARD LILLIAN						
GRANTEE: WARD LILLIAN						
0643/0109	2/02/1988	WD	Q	V		7,200
GRANTOR: ALLEN CLIFTON S &						
GRANTEE: WARD LILLIAN						

EXTRA FEATURES															321 SW HAWKINS CT, FORT WHITE		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750					
2	0166	CONC, PAVMT	0	100	18	30	540.00	UT	1.40	1.40	100	0	0	3	100	756					
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800					
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600					
5	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400					
6	0262	PRCH, FOP	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600					
TOTAL OB/XF 5,906																					

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W20 S14 W10 S22 E10 S5 E20 N6 FOP= E6 N5 W6 S5\$ N5 E6 FGR= E24 N24 W24 S24\$ N24W6 N6\$ PTR=N30 FHS= N17 W18 N5 W30 S8 E24 S5 E6 S9 E18 \$ S30\$ PTR= N30 E20 UDG= E30 N24 W30 S24\$ S30 W20\$.														

LAND DESCRIPTION															TOTAL OB/XF 5,906									
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							