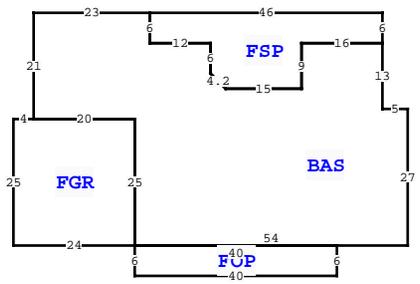
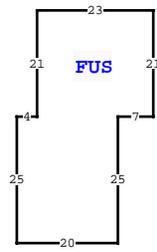


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1716.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,376	100	
FGR	600	55	
FOP	240	30	
FSP	434	40	
FUS	983	100	
TOTALS	4,633		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,935	125.1800	140.20	551,687	2018	2018	0	0	7.00	93.00
1 SINGLE FAM 100% - 2007 Heated Area: 3359 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		513,069	
TOTAL MARKET OB/XF VALUE		50,500	
TOTAL LAND VALUE - MARKET		97,280	
TOTAL MARKET VALUE		575,656	
SOH/AGL Deduction		160,166	
ASSESSED VALUE		415,490	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		364,079	
TOTAL JUST VALUE		660,849	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		667,589	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000036702	Swimming Pool and		05/09/2018
36702	POOL	263	05/09/2018
35739	SFR	1,461	08/29/2017
24063	M H	439	01/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/2230	3/02/2005	WD	Q	V	02	68,000
GRANTOR: PHYLLIS NELSON						
GRANTEE: CARL W & SAMANTHA P						
0618/0226	3/16/1987	WD	U	V		19,000
GRANTOR: GLENN HETTIE LOU						
GRANTEE: NELSON LARRY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0031	BARN,MT AE	0	100	24	60	UT	7.00	7.00	100	2006
2	0041	BARN,MACH	0	0	20	60	UT	5.00	5.00	100	2010
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2010
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2015
5	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
6	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2015
7	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2015
8	0280	POOL R/CON	0	100	10	26	UT	70.00	70.00	100	2018
9	0282	POOL ENCL	0	100	22	41	UT	15.00	15.00	100	2018
10	0166	CONC,PAVMT	0	100	20	20	UT	2.00	2.00	100	2018

BUILDING NOTES											
BUILDING DIMENSIONS											
176 SW BRADENTON WAY, FORT WHITE											
BLD DATE: 04/07/2025 MLU											
XF DATE:											
INC DATE:											
LGL DATE:											
LAND DATE:											
AG DATE:											
BAS= W23 S21 FGR= W4 S25 E24 N25 W20\$ E20 S25 FOP= S6 E40 N6 W40\$ E54 N27 W5 N13 FSP= N6 W46 S6 E12 S6 D3 R3 E15 N9 E16\$ W16 S9 W15 L3 U3 N6 W12 N6\$ PTR= N30 FUS= N25 E7 N21 W23 S21 W4 S25 E20\$ S30\$.											

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	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0			0.00	0.00	9.24	AC		1.00	1.00	1.00	280.00	280.00	2,587							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.24	AC		1.00	1.00	1.00	9,500.00	9,500.00	87,780							