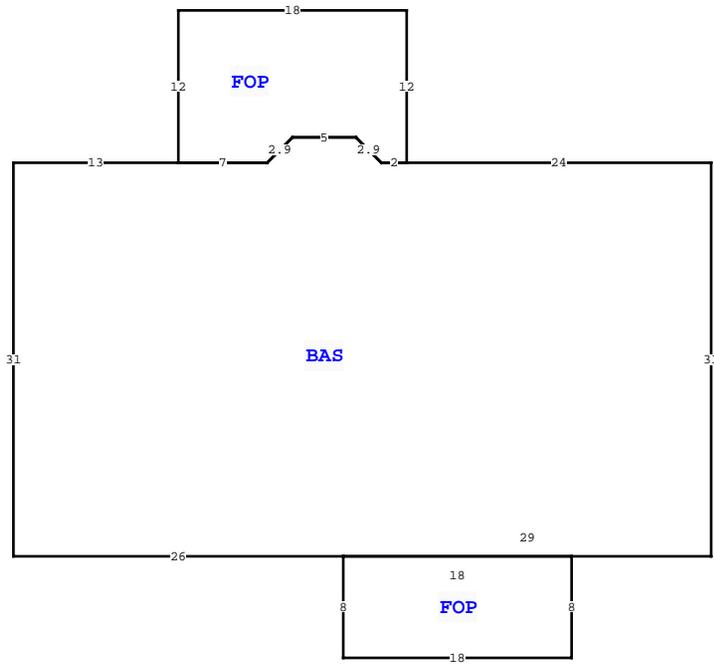




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.1	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			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	2615.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100		1,719	159,139
FOP	144	30		43	3,981
FOP	202	30		61	5,647
TOTALS	2,065			1,823	168,768

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%	- 2015		237,701	1996	1996	0	0	29.00	71.00
Heated Area: 1719 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				168,768	
TOTAL MARKET OB/XF VALUE				9,430	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				238,198	
SOH/AGL Deduction				82,447	
ASSESSED VALUE				155,751	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				104,340	
TOTAL JUST VALUE				238,198	
NCON VALUE				5,700	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				230,113	
SALE:4:1: LOT 3 ICHETUCKNEE FOREST BLK A - REPO					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
10752	SFR	280	02/14/1996		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/2201	1/15/2014	WD	U	I	18	121,000
GRANTOR: HSBC BANK USA, NAT'L						
GRANTEE: DEREK J (SINGLE) &						
1256/0991	5/29/2013	CT	U	I	18	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: HSBC BANK USA, NATI						

EXTRA FEATURES		2041 SW LONCALA LOOP, FORT WHITE														
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	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	20	200.00	UT	5.00	100	1996	1996	3	100	1,000	
3	0166	CONC,PAVMT	0	100	0	0	285.00	UT	2.00	100	1996	1996	3	100	570	
5	0040	BARN,POLE	0	100	20	24	480.00	UT	2.50	80	0	0	3	80	960	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION		TOTAL OB/XF												9,430										
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/07/2026 MLU			

BUILDING DIMENSIONS			
BAS= W24 FOP= N12 W18 S12 E7 U2 R2 E5 R2 D2 E2\$ W2 U2 L2 W5 L2 D2 W7 W13 S31 E26 FOP= S8 E18 N8 W18\$ E29 N31\$.			