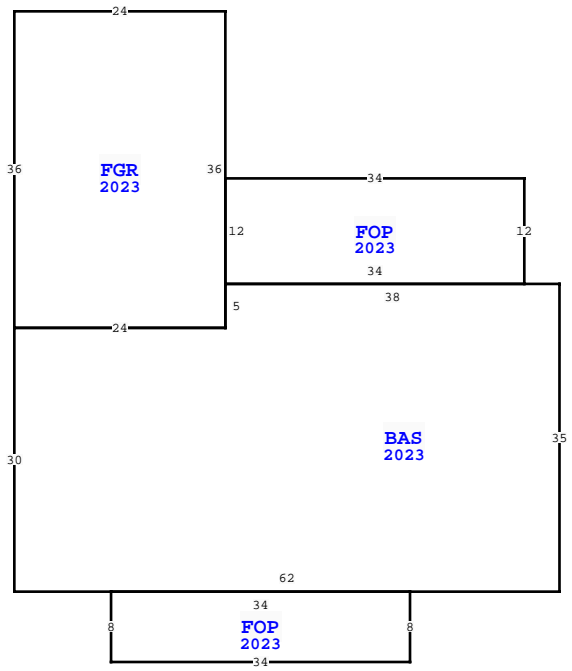


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.100			
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	2615.0300	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100	2023	2,050	268,885
FGR	864	55	2023	475	62,303
FOP	272	30	2023	82	10,755
FOP	408	30	2023	122	16,002
TOTALS	3,594			2,729	357,945

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%	- 2023		Heated Area: 2050					HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			357,945
TOTAL MARKET OB/XF VALUE			39,898
TOTAL LAND VALUE - MARKET			111,540
TOTAL MARKET VALUE			509,383
SOH/AGL Deduction			42,043
ASSESSED VALUE			467,340
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			415,929
TOTAL JUST VALUE			509,383
NCON VALUE			35,898
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			461,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052747	Swimming Pool and	74,200	03/28/2025
000043441	New Residential C	347,225	01/12/2022
37249	PUMP/UTPOL	50	09/25/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/2252	3/24/2021	WD	Q	V	01	90,000
GRANTOR: HALL ROBERT JOSEPH						
GRANTEE: CREASEY LORI						
1377/0012	10/31/2018	QC	U	V	11	100
GRANTOR: ROBERT JOSEPH HALL						
GRANTEE: ROBERT JOSEPH HALL						

EXTRA FEATURES		166 SW SUGAR BEAR GLN, 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	9946	Well	0	100	0	0	1.00	UT	4,000.00	100			3	100	4,000	
2	0281	POOL R/FIB	0	100	15	30	450.00	UT	65.00	100	2026	2025		98	28,665	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	7,233.00	100	2026	2025		100	7,233	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=90,20] W38 S5 W24 S30 E62 N35 \$									
FGR=[YR=2023;ORIG=28,-11] E24 S36 W24 N36 \$									
FOP=[YR=2023;ORIG=52,8] E34 S12 W34 N12 \$									
POP=[YR=2023;ORIG=39,55] E34 S8 W34 N8 \$									

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	10.14	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,540							