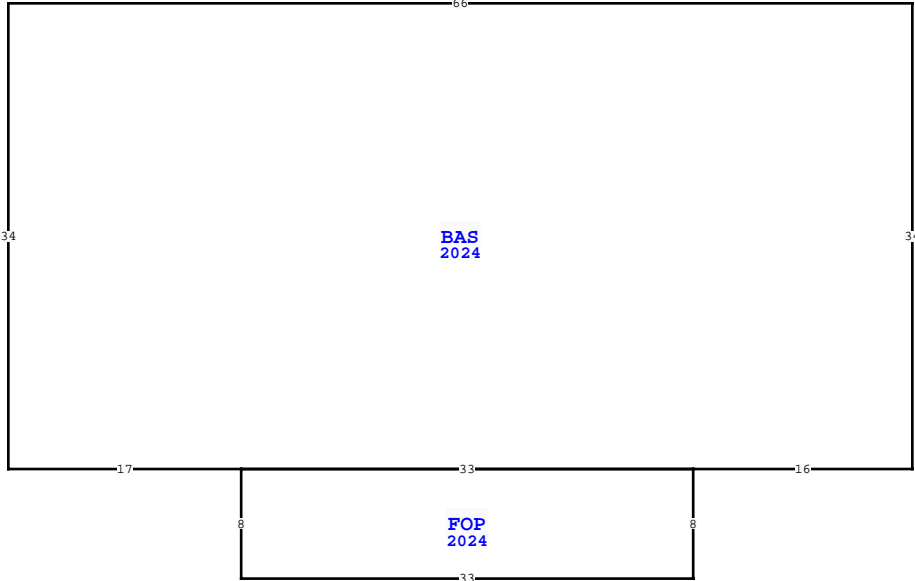


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	01	NONE	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		0	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,244	100	2024
FOP	264	30	2024
TOTALS	2,508		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SINGLE FAM	100%	- 2024		Heated Area: 2244						HX Base Yr	2024	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 3			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			268,854
TOTAL MARKET OB/XF VALUE			43,200
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			377,054
SOH/AGL Deduction			262,669
ASSESSED VALUE			114,385
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			62,974
TOTAL JUST VALUE			377,054
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046136	New Residential C	150,000	12/20/2022
000041677	Storage Building	45,000	04/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/0957	10/28/2020	WD	Q	V	01	45,000
GRANTOR: DONALD R & ELLEN B WE						
GRANTEE: DARRELL V PERRY & N						
1016/2155	5/01/2004	WD	Q	V		56,000
GRANTOR: SEDGEFIELD LAND COMPA						
GRANTEE: DONALD R & ELLEN B						

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	0030	BARN, MT	0	100	80	30	UT	18.00	18.00	100	2021	2021		100	43,200	

TOTAL OB/XF													
43,200													
249 SW SEDGEFIELD LN, FORT WHITE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/07/2026 MLU													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=-30,19] W66 S34 E17 E33 E16 N34 \$													
FOP=[YR=2024;ORIG=-79,61] E33 N8 W33 S8 \$													

LAND DESCRIPTION																								
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	65,000.00	65,000.00	65,000							