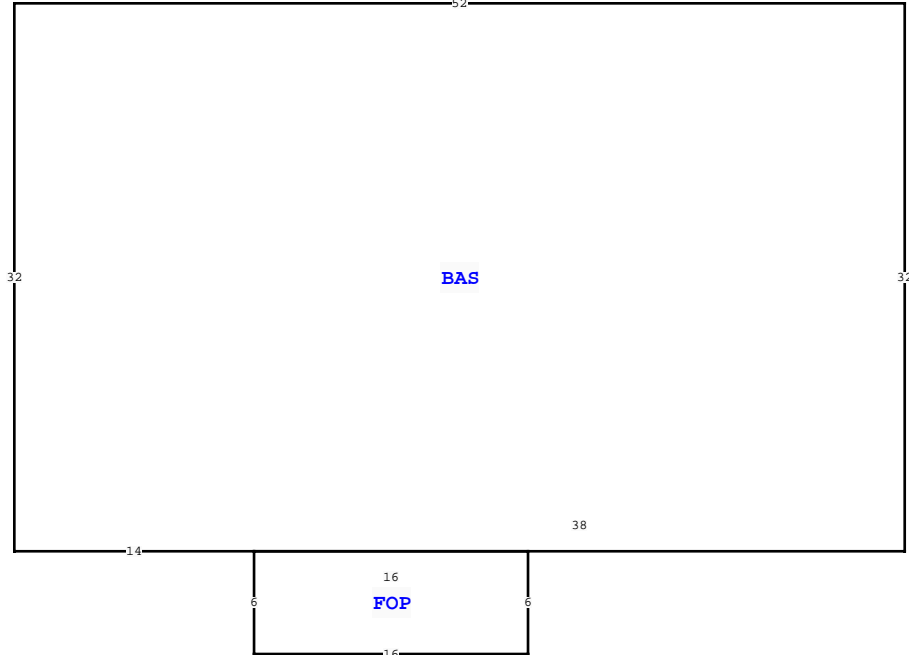


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	90
Interior Floor	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
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	1,664	100	
FOP	96	30	
TOTALS	1,760		
		1,693	193,888

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%	2009								
				Heated Area:	1664			HX Base Yr	2009		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	193,888			
TOTAL MARKET OB/XF VALUE	0			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	258,888			
SOH/AGL Deduction	102,377			
ASSESSED VALUE	156,511			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	105,100			
TOTAL JUST VALUE	258,888			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	251,224			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28471	ADDN SFR	226	04/08/2010
20490	SFR	297	03/10/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0962/2172	9/15/2002	WD Q	Q	V		28,000

GRANTOR: SEDGFIELD LAND COMPANY
GRANTEE: JAMES & CHARLENE O'

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S32 E14 FOP= S6 E16 N6 W16\$ E38 N32\$.	

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
479 SW SEDGFIELD LN, FORT WHITE																
TOTALS 0																

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	DPHT 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							