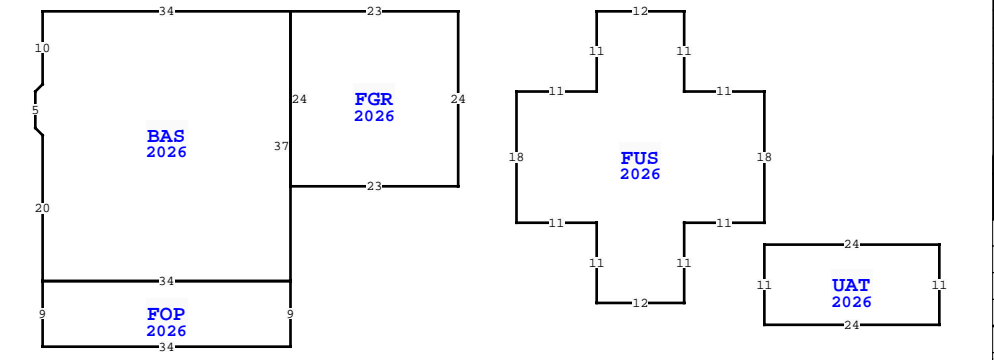


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,562	123.4800	138.30	354,325	2025	2025	0	0	0.00	100.00



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		354,325
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		419,325
SOH/AGL Deduction		24,276
ASSESSED VALUE		395,049
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		343,638
TOTAL JUST VALUE		419,325
NCON VALUE		354,325
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

MAP NUM	MKT AREA				
0100	SINGLE FAMILY				
	02				
NEIGHBORHOOD/LOC	3616.00				
	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	2026	1,264	174,811
FGR	552	55	2026	304	42,043
FOP	306	30	2026	92	12,724
FUS	876	100	2026	876	121,151
UAT	264	10	2026	26	3,596
TOTALS	3,262			2,562	354,325

562 SW SEDGEFIELD FARMS GLN, FORT WHITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050280	New Residential C	464,312	07/03/2024
000050226	Right-of-Way Acce		06/27/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/696	12/06/2023	WD	U	V	11	100
GRANTOR: VALDES DIOSDADO (AKA)						
GRANTEE: OWENS DAVID						
1503/2096	11/29/2023	WD	Q	V	01	65,000
GRANTOR: VALDEZ DIOSDADO						
GRANTEE: OWENS DAVID						

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

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

BUILDING DIMENSIONS														
BAS=[YR=2026;ORIG=20,12] W34 S10 D1L1 S5 D1R1 S20 E34 N37 \$														
FUS=[YR=2026;ORIG=85,23] W11 N11 W12 S11 W11 S18 E11 S11 E12														
N11 E11 N18 \$														
FGR=[YR=2026;ORIG=20,12] E23 S24 W23 N24 \$														
FOP=[YR=2026;ORIG=-14,49] E34 S9 W34 N9 \$														
UAT=[YR=2026;ORIG=85,44] E24 S11 W24 N11 \$														

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							