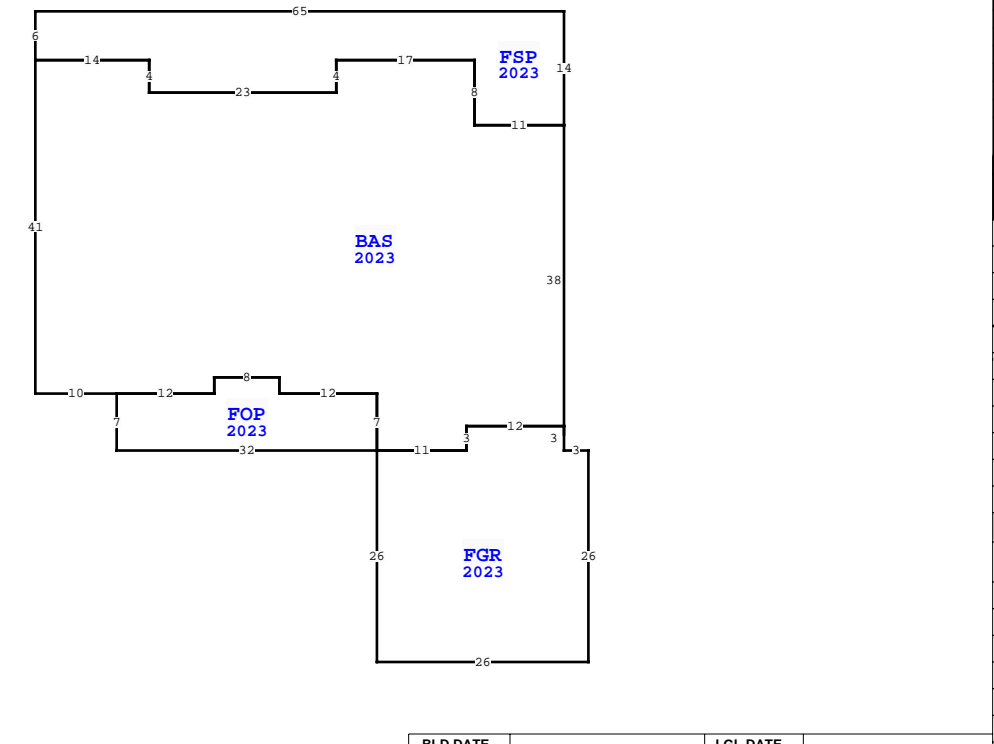


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,296	108.6400	121.68	401,057	2022	2022	0	0	0	97.00



MAP NUM		MKT AREA			
3616.00	1.00/		02		
NEIGHBORHOOD/LOC	3616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100	2023	2,604	307,349
FGR	712	55	2023	392	46,268
FOP	240	30	2023	72	8,498
FSP	570	40	2023	228	26,911
<b>TOTALS</b>	<b>4,126</b>			<b>3,296</b>	<b>389,025</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			389,025
TOTAL MARKET OB/XF VALUE			65,380
TOTAL LAND VALUE - MARKET			52,000
TOTAL MARKET VALUE			506,405
SOH/AGL Deduction			33,655
ASSESSED VALUE			472,750
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			421,339
TOTAL JUST VALUE			506,405
NCON VALUE			19,380
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			488,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046307	Storage Building	40,000	07/14/2023
000046308	Storage Building	11,000	07/14/2023
000043061	New Residential C	250,000	10/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/0130	6/28/2019	WD Q	Q	V	01	23,000
GRANTOR: CHRISTOPHER J BIDA &						
GRANTEE: DAVID WARREN & DEIR						
1300/0160	7/29/2015	WD U	U	V	17	8,500
GRANTOR: CARRINGTON HOUSE PROP						
GRANTEE: BIDA, BATTISTA & PA						

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	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2023	2022		100	2,880	
2	0030	BARN, MT	0	100	24	26	UT	25.00	25.00	100	2025	2024		100	15,600	
3	0294	SHED WOOD/	0	100	0	0	UT	40,000.00	40,000.00	100	2025	2024		100	40,000	
4	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
5	0169	FENCE/WOOD	0	100	0	0	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

BLD DATE		LGL DATE	
		05/07/2026	MLU

BUILDING NOTES	
449 SW ROLLING MEADOWS GLN, FORT WHITE	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=20,-10] N38 W11 N8 W17 S4 W23 N4 W14 S41 E10 E12 N2 E8 S2 E12 S7 E11 N3 E12 \$	
FGR=[YR=2023;ORIG=23,-8] W3 N3 W12 S3 W11 S26 E26 N26 \$	
FSP=[YR=2023;ORIG=20,-48] N14 W65 S6 E14 S4 E23 N4 E17 S8 E11 \$	
FOP=[YR=2023;ORIG=-3,-15] W12 N2 W8 S2 W12 S7 E32 N7 \$	

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	0.80	65,000.00	52,000.00	52,000							