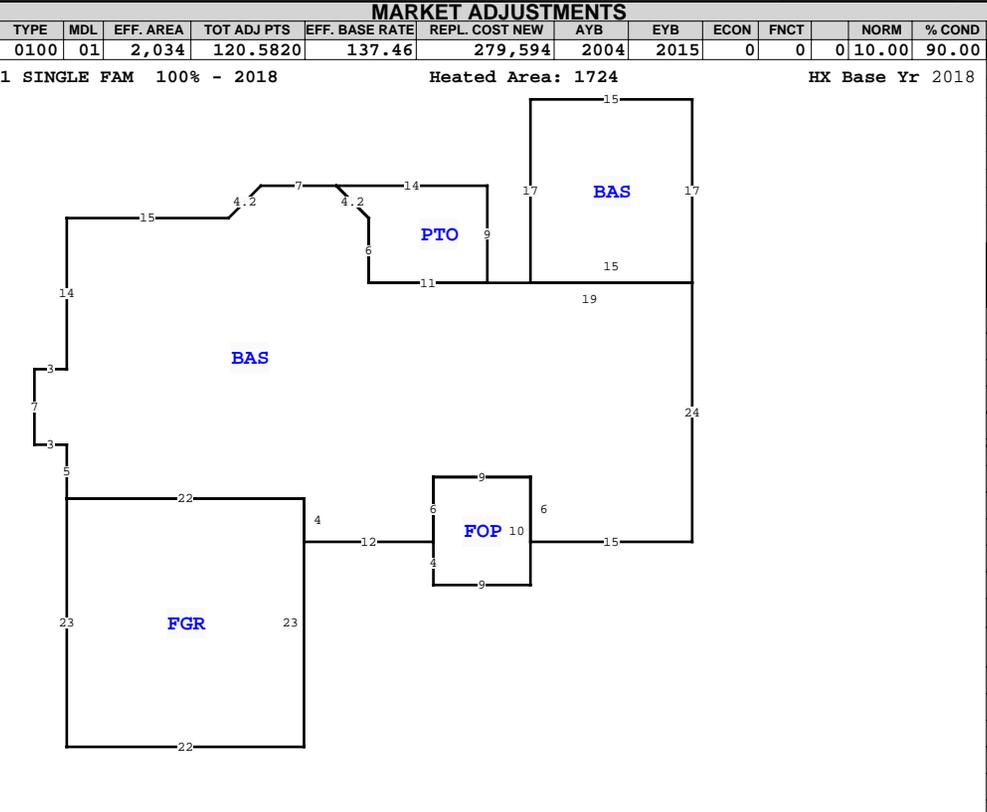


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.1	1.100	
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	255	100		255	31,547
BAS	1,469	100		1,469	181,736
FGR	506	55		278	34,393
FOP	90	30		27	3,340
PTO	104	5		5	618
TOTALS	2,424			2,034	251,635

196 SW BLUE JAY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	1,670.00	UT	2.00	2.00	100	2004	2004	3	100	3,340	
2	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	

TOTAL OB/XF 5,440

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	24,000.00	24,000.00	24,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			251,635
TOTAL MARKET OB/XF VALUE			5,440
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			281,075
SOH/AGL Deduction			111,466
ASSESSED VALUE			169,609
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			118,198
TOTAL JUST VALUE			281,075
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,410

SALE:1:1: LOT 13 FORT WHITE PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25588	ADDN SFR	68	03/02/2007
21866	SFR	452	05/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0869	9/29/2017	WD Q	Q	I	01	215,000
GRANTOR: KENNETH O & LINDA L G						
GRANTEE: KEVIN D & DIONNE GA						
1028/2611	10/19/2004	WD Q	Q	I		148,000
GRANTOR: HUGO ESCALANTE						
GRANTEE: KENNETH O & LINDA L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W19 PTO= N9 W14 D3 R3 S6 E11\$ W11 N6 L3 U3 W7 D3 L3 W15 S14 W3 S7 E3 S5 FGR= S23 E22 N23 W22\$ E22 S4 E12 FOP= S4 E9 N10 W9 S6 \$ N6 E9 S6 E15 N24\$ BAS= N17 W15 S17 E15\$.