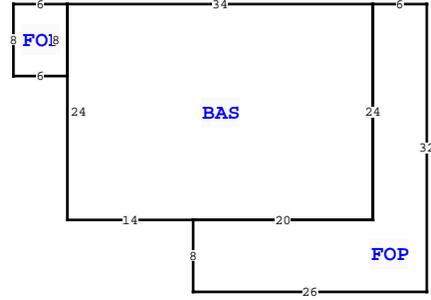
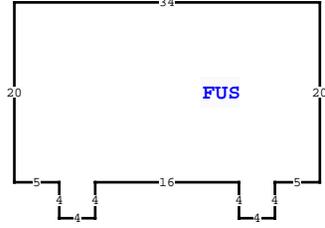


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	51 LOG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	06 CUST PANEL 30
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,648	150.8107	168.91	278,364	2003	2003	0	0	22.00	78.00	

1 SINGLE FAM 100% - 2004 Heated Area: 1528 HX Base Yr 2004



Quality					
DOR CODE	08 08				
DOR CODE 0100 SINGLE FAMILY					
MAP NUM	MKT AREA				
	02				
NEIGHBORHOOD/LOC 5616.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100		816	107,508
FOP	48	30		14	1,845
FOP	352	30		106	13,965
FUS	712	100		712	93,806
TOTALS	1,928			1,648	217,124

570 SW KINARD CT, FORT WHITE

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

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	0040	BARN, POLE	0	100	12	37	444.00	UT	2.00	100	2000	2000	3	100	888	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	70	1998	1998	3	70	630	
3	0294	SHED WOOD/	0	100	11	16	176.00	UT	7.50	100	0	0	3	100	2,500	
4	0255	MBL HOME S	0	100	12	66	1.00	UT	0.00	100	1998	1998	3	100	2,500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,400.00	100	2026	2025		100	1,400	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	100	2026	2025		100	200	

TOTAL OB/XF 15,118

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	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							
2	9901	C	AC/XFOB	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			217,124	
TOTAL MARKET OB/XF VALUE			15,118	
TOTAL LAND VALUE - MARKET			180,090	
TOTAL MARKET VALUE			412,332	
SOH/AGL Deduction			126,204	
ASSESSED VALUE			286,128	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			234,717	
TOTAL JUST VALUE			412,332	
NCON VALUE			3,308	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			410,628	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20840	SFR	241	07/07/2003
13735	M H	125	03/06/1998
9255	PUMP/UTPOL	30	01/13/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1038/2982	2/22/2005	WD	U	I	08	52,500
GRANTOR: RUDY SHERMAN SR & KAR						
GRANTEE: ROBERT L SCOTT						
1038/2980	2/10/2005	WD	Q	V	04	100
GRANTOR: EARL & JEAN KINARD						
GRANTEE: RUDY SHERMAN RUDD S						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W34 FOP= W6 S8 E6 N8\$ S24 E14 FOP= S8 E26 N32 W6 S24 W20\$ E20 N24\$ PTR= N20 FUS= N20 W34 S20 E5 S4 E4 N4 E16 S4 E4 N4 E5\$ S20\$.												