

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 50			
Interior Floor	15	HARDTILE 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	5716.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100		1,421	118,615
FCP	462	25		116	9,683
FOP	150	30		45	3,756
FST	147	55		81	6,761
TOTALS	2,180			1,663	138,815

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,663	114.6600	128.42	213,562	1978	1978	0	0	35.00	65.00	

1 SINGLE FAM 0% - 2023 Heated Area: 1421 HX Base Yr

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,815
TOTAL MARKET OB/XF VALUE		8,350
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		257,165
SOH/AGL Deduction		0
ASSESSED VALUE		257,165
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		257,165
TOTAL JUST VALUE		257,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/2129	10/18/2022	WD	Q	I	01	355,000
GRANTOR: HUNT KRISTEN M						
GRANTEE: SIMEON ELIZABETH						
1323/2271	10/14/2016	LE	U	I	14	100
GRANTOR: RALPH J & NINA ANN DO						
GRANTEE: RALPH J & NINA ANN						

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	0	30	20	1.00	UT	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2008	2008	3	100	600	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	5,000.00	100	2023	2022		100	5,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	100	2023	2022		100	2,500	

TOTAL OB/XF														
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									
						05/06/2026	MLU							

531 SW RIVER OAK CT, FORT WHITE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W49 S29 E24 FOP= S6 E25N6 W25\$ E25 FCP= E21 N22 W21 S22\$ N22 FST= E21 N7 W21 S7\$ 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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							