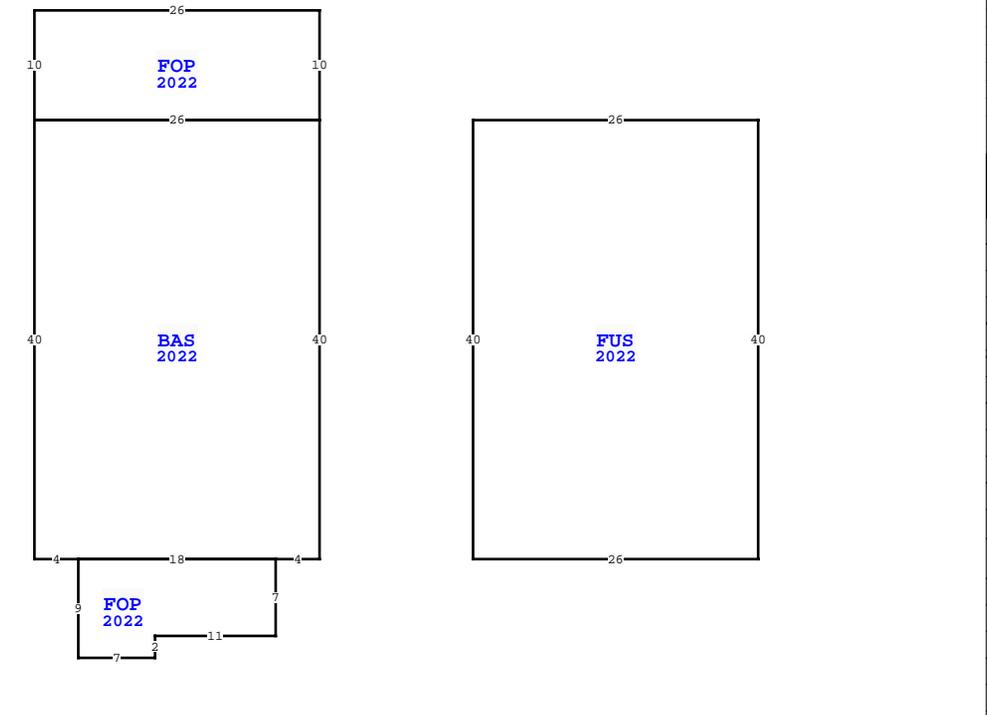


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	
1	SINGLE FAM	100%	- 2023									
				Heated Area: 2080								
					HX Base Yr 2023							



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
06 06	0100		6616.00		
		MKT AREA	1.00/		
			1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2022	1,040	136,322
FOP	140	30	2022	42	5,506
FOP	260	30	2022	78	10,224
FUS	1,040	100	2022	1,040	136,322
<b>TOTALS</b>	<b>2,480</b>			<b>2,200</b>	<b>288,372</b>

2358 SW DREW FEAGLE AVE, FORT WHITE

BLD DATE	LGL DATE
	05/06/2026
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			288,372
TOTAL MARKET OB/XF VALUE			4,100
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			315,872
SOH/AGL Deduction			22,170
ASSESSED VALUE			293,702
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			242,291
TOTAL JUST VALUE			315,872
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042763	Remodel	5,000	09/16/2021
38625	SFR	0	09/18/2019
38358	TR/TRAILER	0	07/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/86	4/05/2021	QC	U	V	11	100
GRANTOR: MORGAN ERNEST						
GRANTEE: MORGAN STEPHANIE						
1383/2361	5/03/2019	WD	Q	V	01	14,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ERNEST & STEPHANIE						

BLD DATE		LGL DATE	
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=40,10] S40 E4 E18 E4 N40 W26 \$	
FOP=[YR=2022;ORIG=40,0] S10 E26 N10 W26 \$	
FOP=[YR=2022;ORIG=44,50] S9 E7 N2 E11 N7 W18 \$	
FUS=[YR=2022;ORIG=80,10] S40 E26 N40 W26 \$	

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	0294	SHED WOOD/	0 100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
2	0296	SHED METAL	0 100	0	0	1.00	UT	2,800.00	2,800.00	100	2022	2021		100	2,800	
3	0040	BARN, POLE	0 100	30	12	360.00	UT	2.50	2.50	100	2022	2021		100	900	
<b>TOTAL OB/XF 4,100</b>																

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	4.00	AC		1.00	1.00	0.45	13,000.00	5,850.00	23,400							