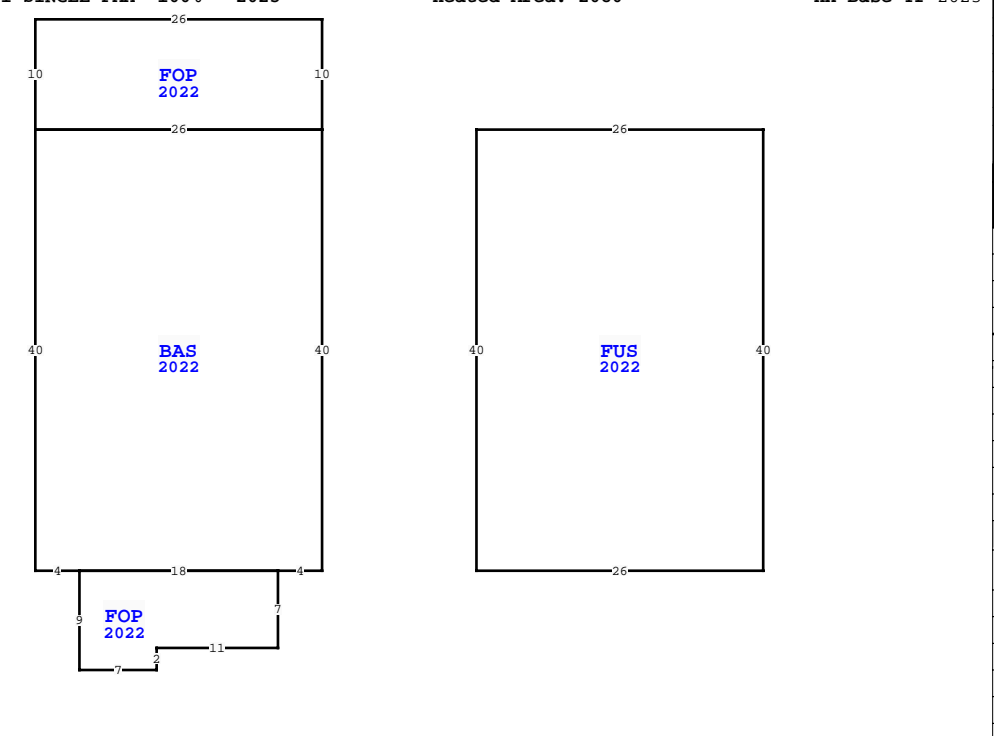


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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	
0100	01	2,200	119.7756	134.15	295,130	2021	2021	0	0	0	4.00	96.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			283,325
TOTAL MARKET OB/XF VALUE			4,100
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			310,825
SOH/AGL Deduction			17,123
ASSESSED VALUE			293,702
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			242,291
TOTAL JUST VALUE			310,825
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,376

Quality		06	06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	6616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2022	1,040	133,935
FOP	140	30	2022	42	5,409
FOP	260	30	2022	78	10,045
FUS	1,040	100	2022	1,040	133,935
TOTALS	2,480			2,200	283,325

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

2358 SW DREW FEAGLE AVE, FORT WHITE
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/06/2026 MLU

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	0294	SHED WOOD/	0	100	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
2	0296	SHED METAL	0	100	0	1.00	UT	2,800.00	2,800.00	100	2022	2021		100	2,800	
3	0040	BARN, POLE	0	100	30	360.00	UT	2.50	2.50	100	2022	2021		100	900	

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 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 4,100																								
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							