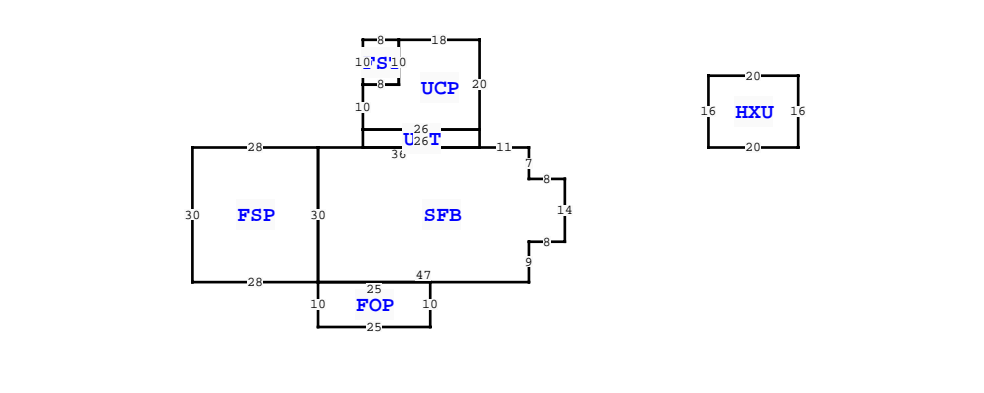




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	03 CONC FINSH 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectual Units	05 CONV 100 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	3,733	110.7110	124.00	462,892	1977	2000	0	0	0	31.25	68.75



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			318,238
TOTAL MARKET OB/XF VALUE			125,436
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			603,674
SOH/AGL Deduction			24,384
ASSESSED VALUE			579,290
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			579,290
TOTAL JUST VALUE			603,674
NCON VALUE			27,750
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			520,768

Quality		05 05	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM	MKT AREA	02	
NEIGHBORHOOD/LOC		7616.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FOP	250	30	
FSP	840	40	
FST	80	55	
FST	560	55	2025
HXB	1,210	100	
HXP	250	30	
HXP	520	30	
HXU	320	55	
SFB	1,522	80	
UCP	440	20	
TOTALS	6,096		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053713	Electrical Servic		07/30/2025
000047657	Storage Building	45,000	07/13/2023
000047560	Electrical Servic	0	06/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/144	6/07/2023	WD	U	I	35	900,000

EXTRA FEATURES		245 SW BRECKENRIDGE LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 0 0 0
2	0040	BARN, POLE	0 0 12 48
3	0296	SHED METAL	0 0 16 24
4	9915	RV SITE	0 0 0 0
5	0166	CONC, PAVMT	0 0 44 54
6	0294	SHED WOOD/	0 0 0 0
7	0080	DECKING	0 0 0 0
8	9910	RV SITE/RE	0 0 0 0
9	0294	SHED WOOD/	0 0 0 0
10	0040	BARN, POLE	0 0 0 0

TOTAL OB/XF													100,686			
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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0	0	12	48	UT	0.00	0.00	100	0	0	3	100	691	
3	0296	SHED METAL	0	0	16	24	UT	0.00	0.00	100	0	0	3	100	748	
4	9915	RV SITE	0	0	0	0	UT	3,000.00	3,000.00	100	0	0	3	100	48,000	
5	0166	CONC, PAVMT	0	0	44	54	UT	0.53	0.53	100	1995	1995	3	100	1,247	
6	0294	SHED WOOD/	0	0	0	0	UT	35,000.00	35,000.00	100	2024	2023		100	35,000	
7	0080	DECKING	0	0	0	0	UT	800.00	800.00	100	2025	2024		100	800	
8	9910	RV SITE/RE	0	0	0	0	UT	2,000.00	2,000.00	100	2025	2024		100	10,000	
9	0294	SHED WOOD/	0	0	0	0	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
10	0040	BARN, POLE	0	0	0	0	UT	500.00	500.00	100	2026	2025		100	500	

BUILDING NOTES			
GRANTOR: HAYES JUNE E			
GRANTEE: KC ADVENTURES, INC			
0481/0411	12/01/1981	WD Q I	165,000
GRANTOR:			
GRANTEE:			

BUILDING DIMENSIONS			
SFB	[ORIG=0,0]	W11 W36 S30 E47 N9 E8 N14 W8 N7 \$	
HXB	[ORIG=0,-50]	N35 W26 S5 W10 S30 E36 \$	
FSP	[ORIG=-47,0]	W28 S30 E28 N30 \$	
HXP	[ORIG=0,-85]	N20 W26 S20 E26 \$	
UCP	[ORIG=-11,-4]	N20 W18 S10 W8 S10 E26 \$	
HXU	[ORIG=40,0]	E20 N16 W20 S16 \$	
FOP	[ORIG=-47,30]	S10 E25 N10 W25 \$	
HXP	[ORIG=-36,-50]	S10 E25 N10 W25 \$	
UST	[ORIG=-11,0]	N4 W26 S4 E26 \$	
FST	[ORIG=-29,-24]	W8 S10 E8 N10 \$	
PTR	[ORIG=0,0]	N50 S50 \$	
PTR	[ORIG=0,0]	E40 W40 \$	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	112,000							
3	3600	C	RV PARKS/CAM	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							

