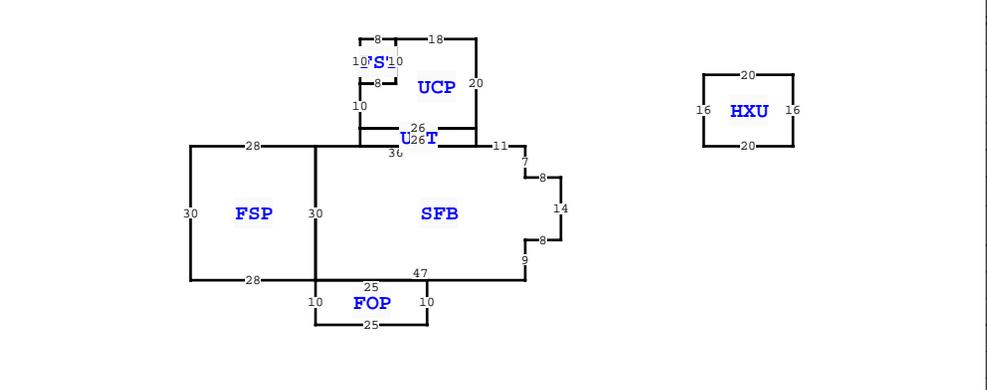


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	03 CONC FINSH 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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	106.6370	121.57	453,821	1977	2000	0	0	0	31.25	68.75



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		312,002	
TOTAL MARKET OB/XF VALUE		88,686	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		560,688	
SOH/AGL Deduction		9,148	
ASSESSED VALUE		551,540	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		551,540	
TOTAL JUST VALUE		560,688	
NCON VALUE		0	
INCOME VALUE		0	
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	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	250	30		75	6,269
FSP	840	40		336	28,083
FST	80	55		44	3,677
FST	560	55	2025	308	25,743
HXB	1,210	100		1,210	101,131
HXP	250	30		75	6,269
HXP	520	30		156	13,038
HXU	320	55		176	14,710
SFB	1,522	80		1,218	101,800
UCP	440	20		88	7,355
TOTALS	6,096			3,733	312,002

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

\*\* This building has 11 Sub-Areas  
245 SW BRECKENRIDGE LN, 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	0190	FPLC PF	0	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	1.00	UT	0.00	0.00	100	0	0	3	100	691	
3	0296	SHED METAL	0	0	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	748	
4	9915	RV SITE	0	0	0	0	13.00	UT	3,000.00	3,000.00	100	0	0	3	100	39,000	
5	0166	CONC, PAVMT	0	0	44	54	2,376.00	UT	0.53	0.53	100	1995	1995	3	100	1,247	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	35,000.00	35,000.00	100	2024	2023		100	35,000	
7	0080	DECKING	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
8	9910	RV SITE/RE	0	0	0	0	5.00	UT	2,000.00	2,000.00	100	2025	2024		100	10,000	

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								