

COMM SW COR, RUN E 1257.24 FT,
N 667.95 FT, E 17.07 FT, N
671.49 FT, E 1300.06 FT FOR

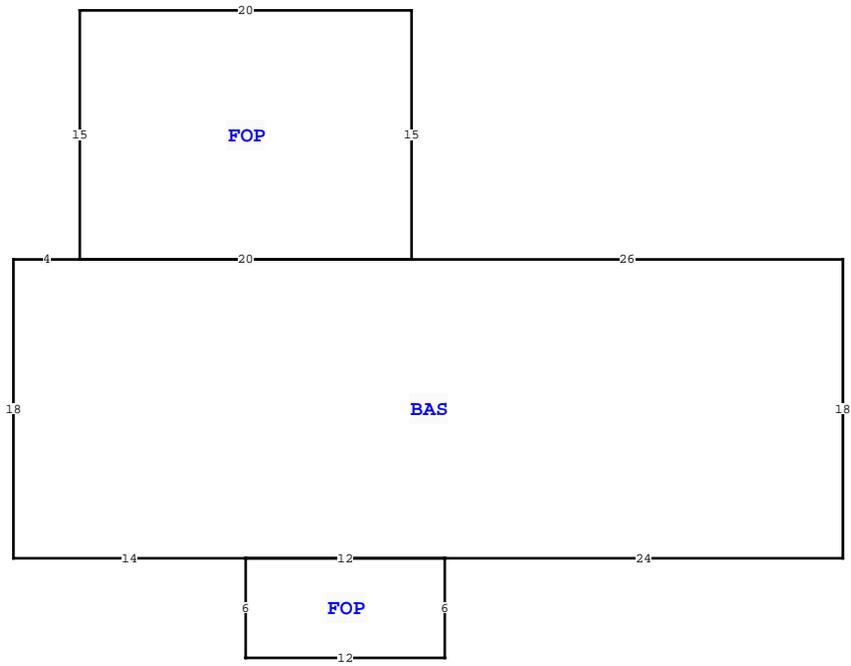
ISOM GREGORY L/ISOM CHRISTIE E
371 SW PRIMROSE TER
FORT WHITE, FL 32038

2026

07-6S-17-09621-413

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 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 | 1 | 100 | |
| Bathrooms | 1 | 100 | |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1.100 | |
| Units | 0 | 100 | |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 06 | 06 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 7617.0200 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 900 | 100 | |
| FOP | 72 | 30 | |
| FOP | 300 | 30 | |
| TOTALS | 1,272 | | |
| | | | 1,012 |
| | | | 138,836 |

| 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% | - 2021 | | 144.41 | 146,143 | 2020 | 2020 | 0 | 0 | 5.00 | 95.00 | |
| Heated Area: 900 HX Base Yr 2021 | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | 138,836 | |
| TOTAL MARKET OB/XF VALUE | | | 0 | |
| TOTAL LAND VALUE - MARKET | | | 110,330 | |
| TOTAL MARKET VALUE | | | 249,166 | |
| SOH/AGL Deduction | | | 119,781 | |
| ASSESSED VALUE | | | 129,385 | |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 | |
| BASE TAXABLE VALUE | | | 77,974 | |
| TOTAL JUST VALUE | | | 249,166 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 233,114 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 38523 | SFR | 0 | 08/26/2019 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1363/1504 | 6/29/2018 | WD Q | Q | V | 01 | 43,000 |
| GRANTOR: CHARLES J & ANDREA C | | | | | | |
| GRANTEE: GREGORY J & CHRISTI | | | | | | |
| 1288/1020 | 1/26/2015 | WD Q | Q | V | 01 | 39,500 |
| GRANTOR: COLUMBIA PLANTATION C | | | | | | |
| GRANTEE: CHARLES J SMITH & A | | | | | | |

| 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 |
| 371 SW PRIMROSE TER, FORT WHITE | | | | | | | | | | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[ORIG=81,20] W26 W20 W4 S18 E14 E12 E24 N18 \$ | |
| FOP=[ORIG=35,5] E20 S15 W20 N15 \$ | |
| FOP=[ORIG=45,38] E12 S6 W12 N6 \$ | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 10.03 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,330 | | | | | | | |