

THE S 364 FT OF THE N 1457 FT OF
& COMM NW COR SEC, RUN S 1457 FT
FT FOR POB, N 136.74 FT TO SW CO

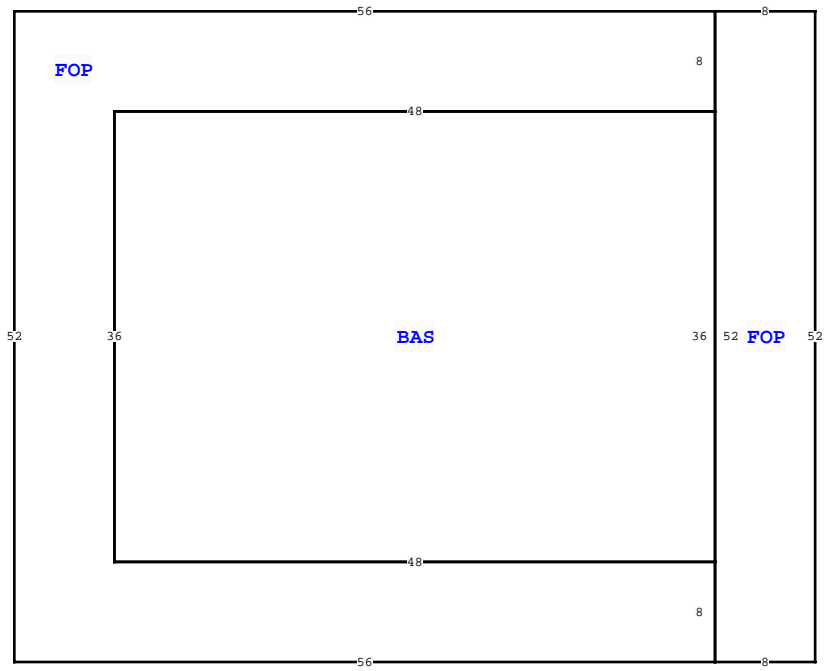
BUDZINSKI JAMES M REVOCABLE TRUST
850 SW ROCK WAY
FORT WHITE, FL 32038

2026

07-7S-17-09931-001
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 51 | LOG 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 14 | PREFIN MT 100 | |
| Interior Wall | 02 | WALL BD/WD 100 | |
| Interior Floo | 12 | HARDWOOD 100 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 2 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Quality | 07 | 07 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 7717.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,728 | 100 | |
| FOP | 416 | 30 | |
| FOP | 1,184 | 30 | |
| TOTALS | 3,328 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|----|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | CV | NORM | % COND | |
| 2 | SINGLE FAM | 100% | - 2021 | | | | | | | | | | |
| Heated Area: 1728 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 | | | 282,748 |
| TOTAL MARKET OB/XF VALUE | | | 28,820 |
| TOTAL LAND VALUE - MARKET | | | 116,242 |
| TOTAL MARKET VALUE | | | 427,810 |
| SOH/AGL Deduction | | | 274,318 |
| ASSESSED VALUE | | | 153,492 |
| TOTAL EXEMPTION VALUE | HX HB WR | | 56,411 |
| BASE TAXABLE VALUE | | | 97,081 |
| TOTAL JUST VALUE | | | 427,810 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 414,967 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 38553 | SFR | 0 | 09/04/2019 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1438/2580 | 5/24/2021 | QC | U | I | 11 | 100 |
| GRANTOR: BUDZINSKI JAMES M | | | | | | |
| GRANTEE: BUDZINSKI JAMES M R | | | | | | |
| 1438/2561 | 5/24/2021 | QC | U | I | 11 | 100 |
| GRANTOR: BUDZINSKI JAMES M REV | | | | | | |
| GRANTEE: BUDZINSKI JAMES M | | | | | | |

| EXTRA FEATURES | | BLD DATE | | XF DATE | | INC DATE | | LGL DATE | | LAND DATE | | AG DATE | | | | | |
|----------------|------------|-------------|-----|---------|----|----------|----------|----------|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L | 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 | 0030 | BARN,MT | 0 | 100 | 40 | 50 | 2,000.00 | UT | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 100 | 20,000 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 26 | 20 | 520.00 | UT | 3.50 | 3.50 | 100 | 2013 | 2013 | 3 | 100 | 1,820 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 28,820 | |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|--|
| 850 SW ROCK WAY, FORT WHITE | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=-104,42] E48 N36 W48 S36 \$ | | | | | | | | | | | | | |
| FOP=[ORIG=-56,-2] S8 W48 S36 E48 S8 W56 N52 E56 \$ | | | | | | | | | | | | | |
| FOP=[ORIG=-56,50] E8 N52 W8 S52 \$ | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=-104,42] E48 N36 W48 S36 \$ | | | | | | | | | | | | | |
| FOP=[ORIG=-56,-2] S8 W48 S36 E48 S8 W56 N52 E56 \$ | | | | | | | | | | | | | |
| FOP=[ORIG=-56,50] E8 N52 W8 S52 \$ | | | | | | | | | | | | | |

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | |
| 1 | 0102 | C | SFR/MH | 100 | | A-1 | 0.00 | 0.00 | 10.13 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 111,430 | | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 0.25 | AC | | 1.00 | 1.00 | 1.75 | 11,000.00 | 19,250.00 | 4,812 | | | | | | | | |