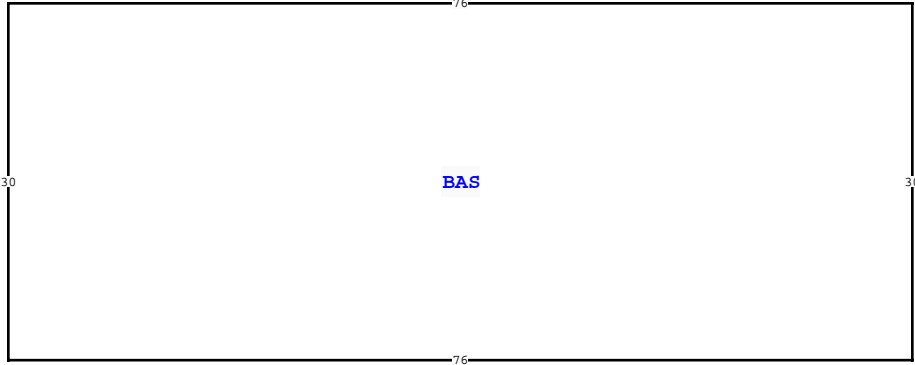


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		2,280 148,913

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2016		244,120	2009	2009	0	0	39.00	61.00	
				Heated Area: 2280				HX Base Yr 2016				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				225,233		
TOTAL MARKET OB/XF VALUE				11,200		
TOTAL LAND VALUE - MARKET				189,000		
TOTAL MARKET VALUE				252,403		
SOH/AGL Deduction				83,120		
ASSESSED VALUE				169,283		
TOTAL EXEMPTION VALUE				56,411		
BASE TAXABLE VALUE				112,872		
TOTAL JUST VALUE				425,433		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				435,198		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
31532	M H	805	10/21/2013			
28284	M H	607	12/18/2009			
10343	M H	125	10/18/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0877/1579	2/18/1999	WD	Q	V	01	0
GRANTOR: L NEWTON						
GRANTEE: F NEWTON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S30 E76 N30\$.						

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	100	0	0	1.00	UT	1,200.00	100	2010	2010	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
TOTALS													11,200			

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450								
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520								
4	9910	M	MKT.VAL.AG	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	180,000								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
			TOT ADJ AREA
			1,296
			SUBAREA MARKET VALUE
			76,320
TOTALS	1,296		1,296
			76,320

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	0%	- 2016																			
Heated Area: 1296						HX Base Yr 2016																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/07/2026	MLU																			

COLUMBIA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				225,233		
TOTAL MARKET OB/XF VALUE				11,200		
TOTAL LAND VALUE - MARKET				189,000		
TOTAL MARKET VALUE				252,403		
SOH/AGL Deduction				83,120		
ASSESSED VALUE				169,283		
TOTAL EXEMPTION VALUE				HX HB VX 56,411		
BASE TAXABLE VALUE				112,872		
TOTAL JUST VALUE				425,433		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				435,198		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/1579	2/18/1999	WD	Q	V	01	0
GRANTOR: L NEWTON						
GRANTEE: F NEWTON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W48 S27 E48 N27\$.						

EXTRA FEATURES												TOTAL OB/XF												0											
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																		
10895 SW TUSTENUGGEE AVE, FORT WHITE																																			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											