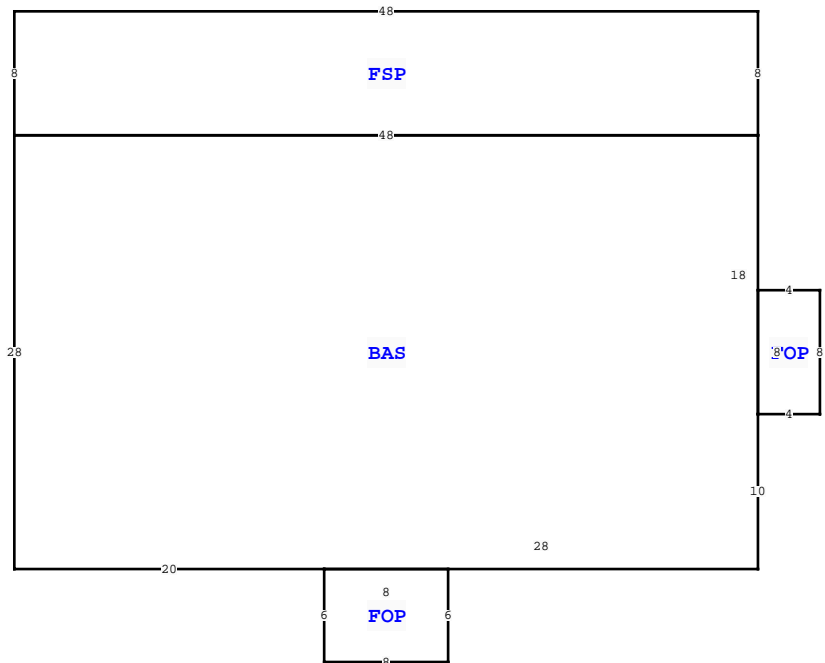




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	51 LOG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	06 CUST PANEL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
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	1,522	177.7248	199.05	302,954	1995	2000	0	0	25.00	75.00		
1 SINGLE FAM 0% - 0 Heated Area: 1344 HX Base Yr													



Quality	08 08				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	10616.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	200,642
FOP	32	30		10	1,493
FOP	48	30		14	2,090
FSP	384	40		154	22,991
TOTALS	1,808			1,522	227,216

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	227,216			
TOTAL MARKET OB/XF VALUE	21,000			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	303,216			
SOH/AGL Deduction	0			
ASSESSED VALUE	303,216			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	303,216			
TOTAL JUST VALUE	303,216			
NCON VALUE	2,000			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	304,245			

XFOB:6:1: GUEST HOUSE 1 BEDROOM 1 BATH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054560	Roof Replacement	27,000	11/24/2025
7576	SFR	34,000	09/13/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1332/2742	3/10/2017	WD Q	Q	I	01	205,000
GRANTOR: CHASTAIN-5 LLC						
GRANTEE: NANCY & JOSEPH DELR						
1176/0656	6/04/2008	WD Q	Q	I	01	100
GRANTOR: CHARLES H & CHARLOTTE						
GRANTEE: CHASTAIN-5 LLC						

EXTRA FEATURES		491 SW CHASTAIN GLN, FORT WHITE															
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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
2	0001	RES MISC	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	10,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= N8 W48 S8 E48\$ BAS= W48S28 E20 FOP= S6 E8 N6 W8\$ E28N10 FOP= E4 N8 W4 S8\$ N18\$.	

LAND DESCRIPTION										TOTAL OB/XF										21,000					
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								