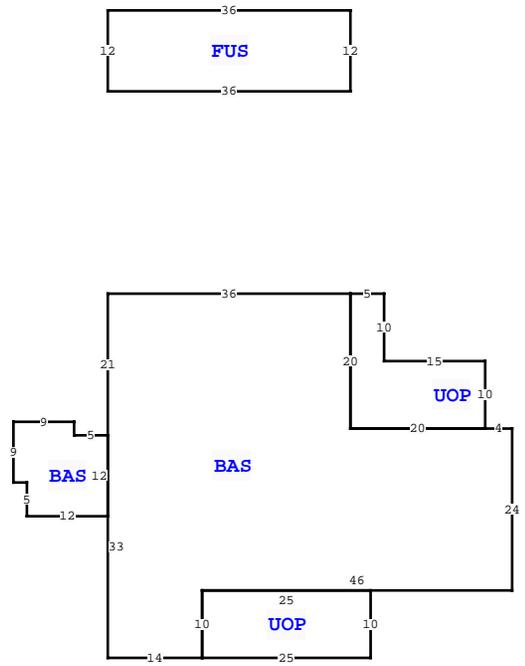


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	176	100	
BAS	2,300	100	
FUS	432	100	
UOP	250	20	
UOP	250	20	
TOTALS	3,408		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,008	111.2202	126.79	381,384	1983	1983	0	0	0	35.00
1 SINGLE FAM 100% - 2004 Heated Area: 2908 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	247,900		
TOTAL MARKET OB/XF VALUE	31,636		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	344,536		
SOH/AGL Deduction	142,975		
ASSESSED VALUE	201,561		
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE	145,150		
TOTAL JUST VALUE	344,536		
NCON VALUE	5,400		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	324,796		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0993/2283	8/28/2003	WD Q	Q	I		128,000
GRANTOR: JOHN & BRIANNA LATHAN						
GRANTEE: BRUCE R & SANDRA T						
0871/1613	12/22/1998	WD Q	Q	I		105,000
GRANTOR: HEINKING						
GRANTEE: LATHAN						

EXTRA FEATURES															478 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	0200	GARAGE F	0	100	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1985	1985	3	40	6,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
TOTAL OB/XF															31,636		

BUILDING NOTES														

BUILDING DIMENSIONS
 BAS= W36 S21 BAS= W5 N2 W9 S9 E2 S5 E12 N12\$ S33 E14 UOP=
 E25 N10 W25 S10\$ N10 E46 N24 W4 UOP= N10 W15 N10 W5 S20
 E20\$W20 N20\$ PTR=N30 FUS= N12 W36 S12 E36\$ S30\$.

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	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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							