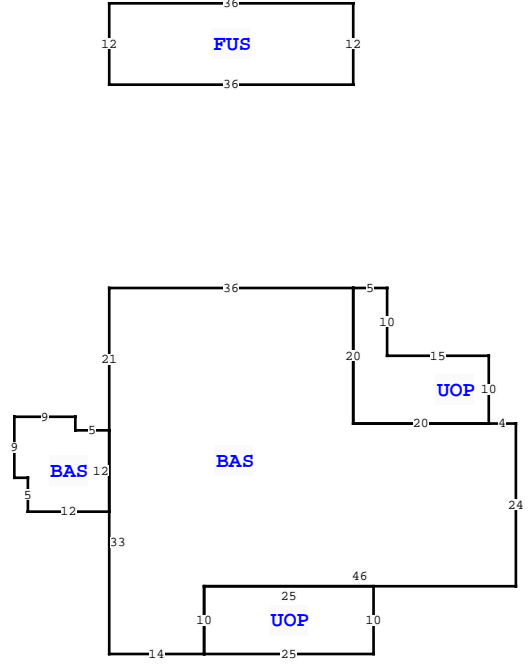


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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

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	124.57	374,707	1983	1983	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 2908 HX Base Yr 2004



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	176	100		176	14,251
BAS	2,300	100		2,300	186,232
FUS	432	100		432	34,979
UOP	250	20		50	4,049
UOP	250	20		50	4,049
<b>TOTALS</b>	<b>3,408</b>			<b>3,008</b>	<b>243,560</b>

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	

478 SW CHASTAIN GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			243,560
TOTAL MARKET OB/XF VALUE			31,636
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			340,196
SOH/AGL Deduction			138,635
ASSESSED VALUE			201,561
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			145,150
TOTAL JUST VALUE			340,196
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	I		128,000
GRANTOR: JOHN & BRIANNA LATHAN						
GRANTEE: BRUCE R & SANDRA T						
0871/1613	12/22/1998	WD	Q	I		105,000
GRANTOR: HEINKING						
GRANTEE: LATHAN						

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							