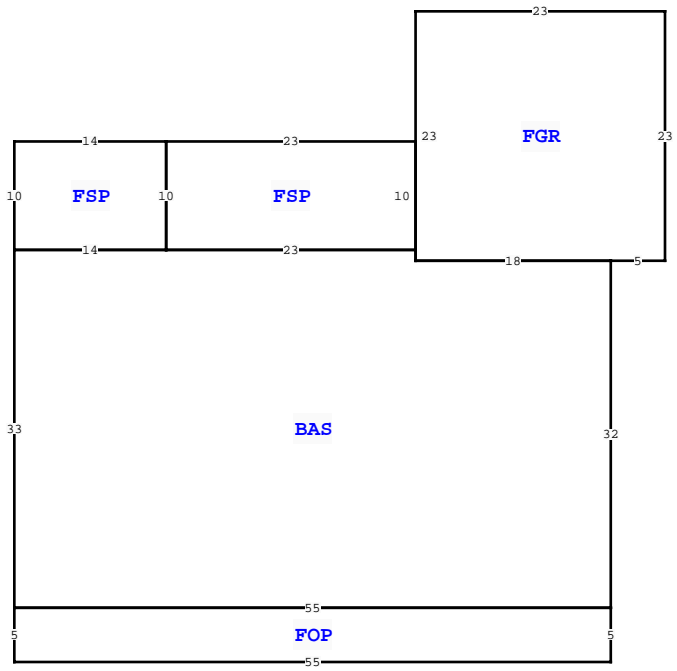


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	1,797	100	
FGR	529	55	
FOP	275	30	
FSP	140	40	
FSP	230	40	
TOTALS	2,971		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	100%	- 1998		296,913	1999	1999		0	0	26.00	74.00
Heated Area: 1797 HX Base Yr 1998												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		219,716	
TOTAL MARKET OB/XF VALUE		21,769	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		306,485	
SOH/AGL Deduction		112,685	
ASSESSED VALUE		193,800	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		142,389	
TOTAL JUST VALUE		306,485	
NCON VALUE		1,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,954	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048293	Roof Replacement	17,000	09/29/2023
19476	POOL	165	04/29/2002
14679	SFR	285	10/29/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0775/2146	6/03/1993	WD	Q	I		19,000

BUILDING NOTES						
GRANTOR: ANDREW A WESTBERRY						
GRANTEE: MATT A MCKEE						
0656/0630	6/30/1988	AD	Q	V		17,000
GRANTOR: LOWRY LOWELL R &						
GRANTEE: WESTBERRY ANDREW &						

EXTRA FEATURES		404 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	0296	SHED METAL	0	100	5	14		1.00	UT 0.00	100	0	0	3	100	280	
2	0294	SHED WOOD/	0	100	29	14		406.00	UT 1.50	100	0	0	3	100	609	
3	0166	CONC,PAVMT	0	100	0	0		792.00	UT 1.50	100	1999	1999	3	100	1,188	
4	0280	POOL R/CON	0	100	0	0		348.00	UT 70.00	100	2002	2002	3	40	9,744	
5	0282	POOL ENCL	0	100	29	36		1,044.00	UT 15.00	100	2002	2002	3	40	6,264	
6	0060	CARPORT F	0	100	24	26		624.00	UT 3.50	100	2014	2014	3	100	2,184	
7	0251	LEAN TO W/	0	100	0	0		1.00	UT 1,500.00	100	2026	2025	100	100	1,500	

LAND DESCRIPTION		TOTAL OB/XF										21,769												
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							

REVIEW DATE		05/04/2026		BY ks		Total Acres: 5.00		Total Land Value: 65,000		Market: 0		Agricultural: 0		Common: 65,000		PRINTED 06/23/2026 BY SYS					
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