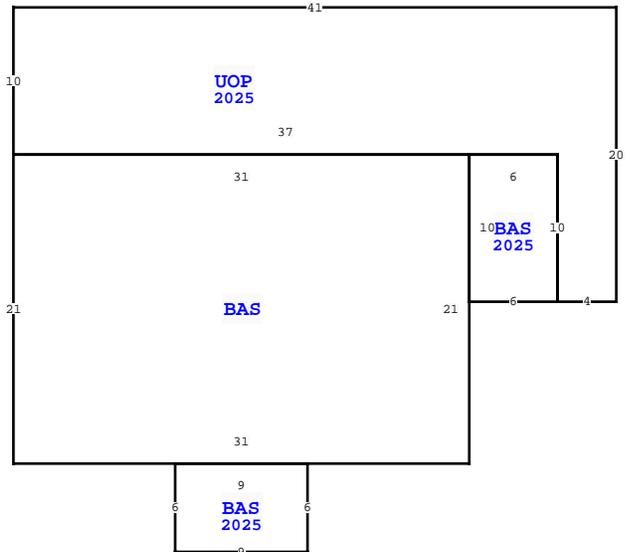


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		1	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	0	0	100		
Architectural	05	CONV	100		
Units		0	100		
Condition Adj	04	04	100		
Kitchen Adjus	02	02	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	11215.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	651	100		651	133,221
BAS	54	100	2025	54	11,050
BAS	60	100	2025	60	12,278
UOP	450	20	2025	90	18,417
UST	60	45		27	5,525
TOTALS	1,275			882	180,494

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR PILING	0%	- 2026								
Heated Area: 765						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		180,494	
TOTAL MARKET OB/XF VALUE		12,680	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		208,174	
SOH/AGL Deduction		0	
ASSESSED VALUE		208,174	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		208,174	
TOTAL JUST VALUE		208,174	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		203,872	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2088	8/22/2025	WD	Q	I	01	305,000
GRANTOR: FIPPINGER ERIC K						
GRANTEE: PENNINGTON DAVID						
1514/2176	5/17/2024	WD	Q	I	03	330,000
GRANTOR: GLASS DEAN MICHAEL						
GRANTEE: FIPPINGER ERIC K						

EXTRA FEATURES															227 NW ODESSA GLN, WHITE SPRINGS		
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	0166	CONC, PAVMT	0	0	0	0	1,800.00	UT	3.00	3.00	100	2015	2015	3	100	5,400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
3	0084	DOCK-RIVER	0	0	10	16	1.00	UT	4,000.00	4,000.00	100	2025	2024		82	3,280	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
5	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
TOTAL OB/XF 12,680																	

LAND DESCRIPTION										TOTAL OB/XF 12,680														
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	0132	C	SFR RIVER	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.25	12,000.00	15,000.00	15,000							