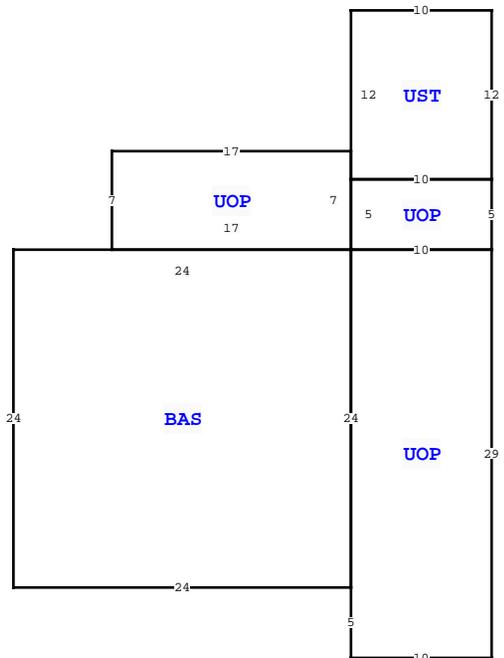


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	14 CARPET 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
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		
0300	01	722	92.7288	113.13	81,680	1978	1978	0	0	40.00	60.00		
1 SFR PILING 0% - 2026 Heated Area: 576 HX Base Yr													



Quality	03 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	11215.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	39,098
UOP	50	20		10	679
UOP	119	20		24	1,629
UOP	290	20		58	3,937
UST	120	45		54	3,665
TOTALS	1,155			722	49,008

EXTRA FEATURES																
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	0080	DECKING	0	0	12	15		1.00	0.00	100	0	0	3	100	200	

344 NW NULL RD, WHITE SPRINGS													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			49,008
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			5,000
TOTAL MARKET VALUE			54,208
SOH/AGL Deduction			0
ASSESSED VALUE			54,208
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			54,208
TOTAL JUST VALUE			54,208
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			54,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055724	Electrical Servic		05/21/2026
40118	REMODEL	0	07/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2549	4/27/2026	WD	Q	I	05	400,000
GRANTOR: HOWAR ALEXANDER J						
GRANTEE: FRUMKES MARK						
1457/2165	1/15/2022	WD	Q	I	05	280,000
GRANTOR: MYRICK ROGER D						
GRANTEE: HOWAR ALEXANDER J						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W24 S24 E24 UOP= S5 E10 N29 UOP= N5 UST= N12 W10 S12 E10\$ W10 S5 E10\$ W10 S24\$ N24\$ UOP= N7 W17 S7 E17\$.													

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	0132	C	SFR RIVER	0		00	71.00	135.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							