

ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	12716.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100	2025	1,605	202,369
FOP	186	30	2025	56	7,061
FOP	231	30	2025	69	8,700
TOTALS	2,022			1,730	218,130

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,730	111.7200	127.36	220,333	2024	2024	0	0	1.00	99.00
1 SINGLE FAM 100% - 2025 Heated Area: 1605 HX Base Yr 2025											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			218,130
TOTAL MARKET OB/XF VALUE			11,160
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			294,420
SOH/AGL Deduction			9,186
ASSESSED VALUE			285,234
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			233,823
TOTAL JUST VALUE			294,420
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050128	Storage Building	500	06/17/2024
000050119	Right-of-Way Acce		06/14/2024
000048297	New Residential C	263,000	09/29/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/855	5/24/2023	WD	U	V	37	65,000
GRANTOR: LIQUID PROPERTY GROUP						
GRANTEE: ROYSTER RICH						
1491/850	5/24/2023	WD	U	V	37	53,000
GRANTOR: JONES MATTHEW A						
GRANTEE: LIQUID PROPERTY GRO						

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	0030	BARN,MT	0	100	24	31			15.00	100	2025	2024		100	11,160	

TOTAL OB/XF												11,160					
456 SW BRADENTON WAY, FORT WHITE												BLD DATE		LGL DATE		05/06/2026	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES											
BUILDING DIMENSIONS											

BAS=[YR=2025;ORIG=71,10] W33 S34 E54 N23 W21 N11 \$
 FOP=[YR=2025;ORIG=71,10] E21 S11 W21 N11 \$
 FOP=[YR=2025;ORIG=51,44] E31 S6 W31 N6 \$

LAND DESCRIPTION												TOTAL OB/XF												11,160					
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			0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130												