



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
TOTALS	2,356		2,356

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MANUF	1	100% - 2008		262,129	2004	2004		3	0	45.00	52.00		
Heated Area: 2356 HX Base Yr 2008														
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 31 31 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>														
224 SW LANTANA CT, FORT WHITE														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/06/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				136,307		
TOTAL MARKET OB/XF VALUE				3,020		
TOTAL LAND VALUE - MARKET				110,110		
TOTAL MARKET VALUE				154,336		
SOH/AGL Deduction				72,646		
ASSESSED VALUE				81,690		
TOTAL EXEMPTION VALUE				56,411		
BASE TAXABLE VALUE				25,279		
TOTAL JUST VALUE				249,437		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				231,592		
SALE:2:1: SEVERAL PARCELS ON DEED - \$800 PER ACRE.						
SALE:1:1: 8 PARCELS 3,235 ACRES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21552	M H	393	02/25/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1120/2589	5/30/2007	WD	Q	I	01	100
GRANTOR: FERNANDO GARCIA						
GRANTEE: JUAN & ANA MARIA BU						
1012/0118	3/31/2004	WD	Q	V		30,000
GRANTOR: BUSTAMANTE & ESCOBAR						
GRANTEE: FERNANDO GARCIA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S31 E76 N31\$.						

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	0294	SHED WOOD/	0	100	8	12			96.00	UT	7.50				7.50	720
2	0190	FPLC PF	0	100	0	0			1.00	UT	1,200.00				1,200	
3	0080	DECKING	0	100	0	0			1.00	UT	0.00				0.00	300
4	0080	DECKING	0	100	0	0			1.00	UT	0.00				0.00	800
TOTAL OB/XF 3,020																

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000									
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009									
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110									