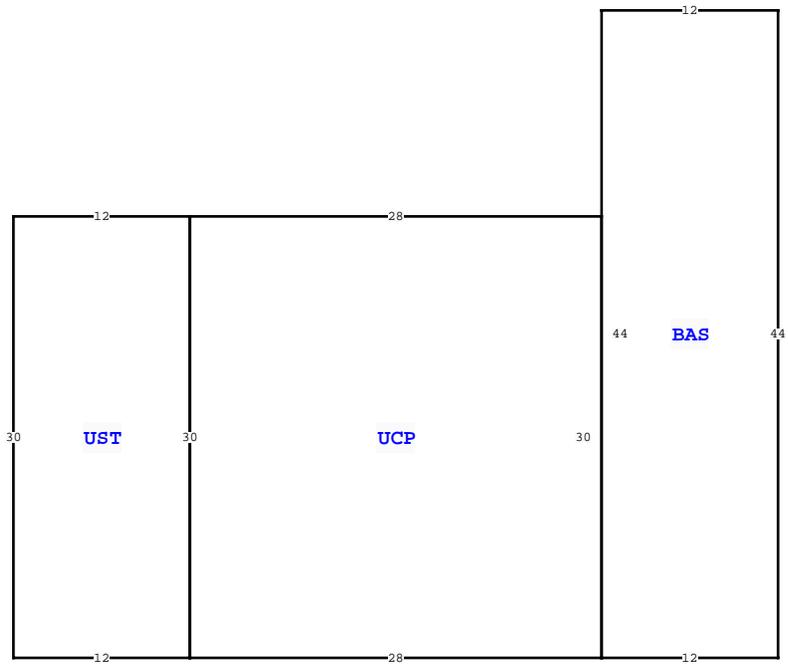


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	15	HARDTILE 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual Units	05	CONV 100	0 100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	528	100	
UCP	840	20	
UST	360	45	
TOTALS	1,728		858 50,969

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0102	01	858	114.4000	70.93	60,858	2012	2012	0	0	16.25	83.75		
1 STRG/CONV 0% - 2026 Heated Area: 528 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			218,977
TOTAL MARKET OB/XF VALUE			11,700
TOTAL LAND VALUE - MARKET			95,380
TOTAL MARKET VALUE			326,057
SOH/AGL Deduction			0
ASSESSED VALUE			326,057
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			326,057
TOTAL JUST VALUE			326,057
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40454	M H	0	08/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/2058	9/30/2021	LE U	I	I	14	100
GRANTOR: HUSCUSSON WANDA GAIL						
GRANTEE: BISHOP NICK ROLAND						
1403/0492	12/20/2019	LE U	I	I	14	100
GRANTOR: WANDA GAIL HUSCUSSON						
GRANTEE: THOMAS & ASHLEY MEN						

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF														11,700										
LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	9.04	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,880							
2	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

BUILDING NOTES													
129 SW MAJESTIC LN, FORT WHITE													

BUILDING DIMENSIONS													
UCP= W28 UST= W12 S30 E12 N30\$ S30 E28 BAS= E12 N44 W12 S44\$ N30\$.													

LAND DESCRIPTION														TOTAL OB/XF				11,700						
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	0		A-1	0.00	0.00	9.04	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,880							
2	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	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	13716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		1,512 168,008

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	3	0%	-	2026																		
Heated Area: 1512						HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/07/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				04/07/2025	MLU																		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
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ASSESSED VALUE	326,057		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	326,057		
TOTAL JUST VALUE	326,057		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	330,430		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2058	9/30/2021	LE U	I	14		100
GRANTOR: HUSCUSSON WANDA GAIL						
GRANTEE: BISHOP NICK ROLAND						
1403/0492	12/20/2019	LE U	I	14		100
GRANTOR: WANDA GAIL HUSCUSSON						
GRANTEE: THOMAS & ASHLEY MEN						

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							
129 SW MAJESTIC LN, FORT WHITE																							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=22,15] E56 S27 W56 N27 \$											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV