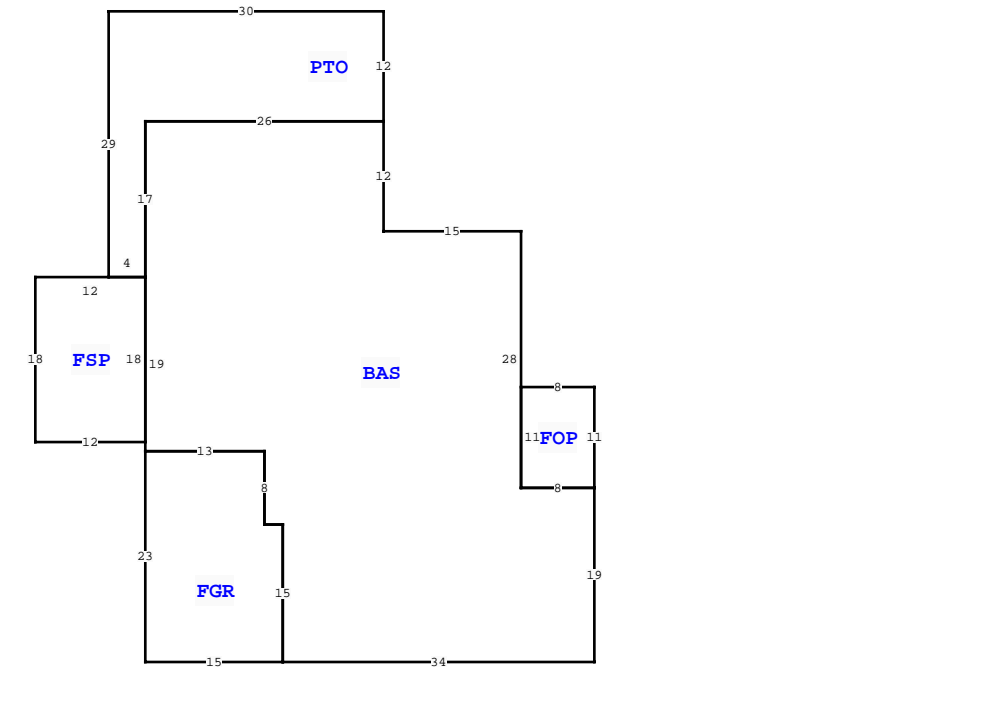


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
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
1	SINGLE FAM	100%	2019		293,484	1999	1999	0	0	26.00	74.00



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 05	0100	SINGLE FAMILY	14616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100		2,062	188,477
FGR	329	55		181	16,544
FOP	88	30		26	2,377
FSP	216	40		86	7,861
PTO	428	5		21	1,920
<b>TOTALS</b>	<b>3,123</b>			<b>2,376</b>	<b>217,178</b>

BLD DATE	LGL DATE
05/07/2026	MLU

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	0210	GARAGE U	0 100	24	32	768.00	UT	3.60	3.60	100	0	0	3	100	2,765	
2	0031	BARN, MT AE	0 100	30	41	1.00	UT	5,073.00	5,073.00	50	1995	1995	3	50	2,537	
3	0166	CONC, PAVMT	0 100	18	18	324.00	UT	1.50	1.50	100	1995	1995	3	100	486	
4	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
5	0166	CONC, PAVMT	0 100	0	0	1,042.00	UT	1.35	1.35	100	1999	1999	3	100	1,407	

EXTRA FEATURES																
441 SW HOMESTEAD CIR, FORT WHITE																

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			217,178
TOTAL MARKET OB/XF VALUE			8,395
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			275,573
SOH/AGL Deduction			85,849
ASSESSED VALUE			189,724
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			138,313
TOTAL JUST VALUE			275,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050277	Remodel	9,100	07/03/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1363/1785	5/22/2018	WD Q	Q	I	01	212,000

GRANTOR: BRANDON & JAMIE Y MIN  
GRANTEE: CHAD HANNA & ARIEL  
1242/1770 10/03/2012 WD U I 38 113,500  
GRANTOR: JULIUS C WEATHERS JR  
GRANTEE: JAMIE Y MINCEY & BR

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS= W15 N12 PTO= N12 W30 S29 E4 N17 E26\$ W26 S17 FSP= W12 S18 E12 N18\$ S19 FGR= S23 E15 N15 W2 N8 W13\$ E13 S8 E2 S15 E34 N19 FOP= N11 W8 S11 E8\$ W8 N28\$.																