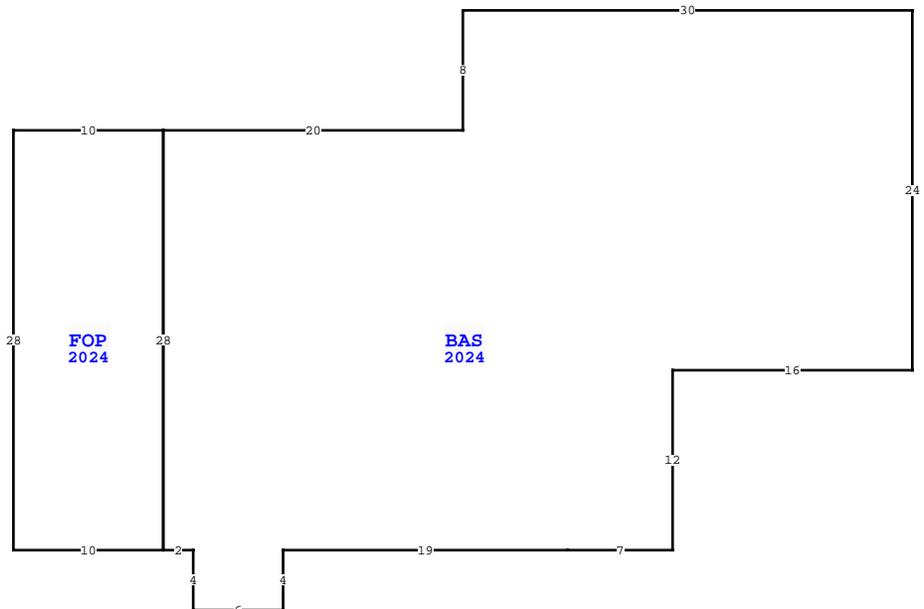


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	13	PREFAB PNL	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	06	CUST PANEL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,472	100	2024
FOP	280	30	2024
TOTALS	1,752		

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%	- 2024									
			Heated Area: 1472				HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	218,363		
TOTAL MARKET OB/XF VALUE	10,224		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	338,587		
SOH/AGL Deduction	149,772		
ASSESSED VALUE	188,815		
TOTAL EXEMPTION VALUE	106,411		
BASE TAXABLE VALUE	82,404		
TOTAL JUST VALUE	338,587		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	325,815		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043871	New Residential C	120,000	03/08/2022
000041781	New Residential C	40,000	04/22/2021
13588	M H	125	02/04/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1341	5/30/2025	LE	U	I	14	100
GRANTOR: MCKIBBIN ARTHUR J JR						
1456/1086	1/04/2022	WD	Q	I	01	215,000
GRANTOR: MENDEZ CRISTOBAL						
GRANTEE: MCKIBBIN ARTHUR J J						

EXTRA FEATURES		868 SW CUMBERLAND ST, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0296	SHED METAL	0 100
2	0021	BARN, FR AE	0 100

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	0296	SHED METAL	0 100	12	20	240.00	UT	9.00	9.00	100	2013	2013	3	100	2,160	
2	0021	BARN, FR AE	0 100	24	48	1,152.00	UT	7.00	7.00	100	2015	2015	3	100	8,064	

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
INC DATE	
05/06/2026 MLU	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=71,11] S28 E2 S4 E6 N4 E19 E7 N12 E16 N24	
W30 S8 W20 \$	
FOP=[YR=2024;ORIG=61,11] S28 E10 N28 W10 \$	

LAND DESCRIPTION		TOTAL OB/XF 10,224																						
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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							