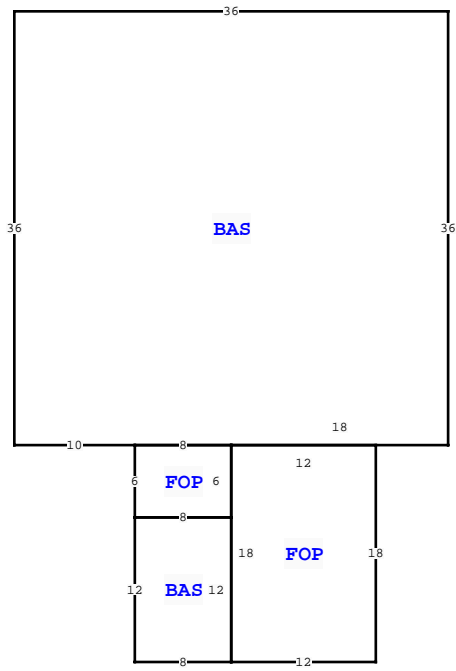




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual Units	05	CONV 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	17616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	96	100	
BAS	1,296	100	
FOP	48	30	
FOP	216	30	
TOTALS	1,656		

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% - 0										Heated Area: 1392 HX Base Yr	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	129,149					
TOTAL MARKET OB/XF VALUE	22,584					
TOTAL LAND VALUE - MARKET	178,640					
TOTAL MARKET VALUE	165,599					
SOH/AGL Deduction	44,986					
ASSESSED VALUE	120,613					
TOTAL EXEMPTION VALUE	51,411			HX HB		
BASE TAXABLE VALUE	69,202					
TOTAL JUST VALUE	330,373					
NCON VALUE	0					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	294,021					
SALE:3:1: CERTIFICATE OF TITLE						
SALE:2:1: 3 PARCELS						
SALE:1:1: INCLUDED 18-6S-16-03857-002 (TOTAL AC 41						
LAND:1:1: JOINS 3857-002						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0757/2127	3/17/1992	WD	U	V	35	80,000
GRANTOR: NAOMI KOON						
GRANTEE: REGIS SIMILE						
0740/0053	12/14/1990	WD	U	V	35	50,000
GRANTOR: MONTE KOON						
GRANTEE: NAOMI KOON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W36 S36 E10 FOP= S6 BAS= S12 E8 N12 W8\$ E8 N6 W8\$E8 FOP= S18 E12 N18 W12\$ E18N36\$.						

EXTRA FEATURES														2039 SW JUNCTION RD, FORT WHITE			
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
4	0327	STABLES-SM	0	100	76	0	1,976.00	UT	9.00	9.00	100	2008	2008	3	100	17,784	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
TOTAL OB/XF																22,584	

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.52	AC		1.00	1.00	1.00	280.00	280.00	6,866							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.52	AC		1.00	1.00	1.00	7,000.00	7,000.00	171,640							