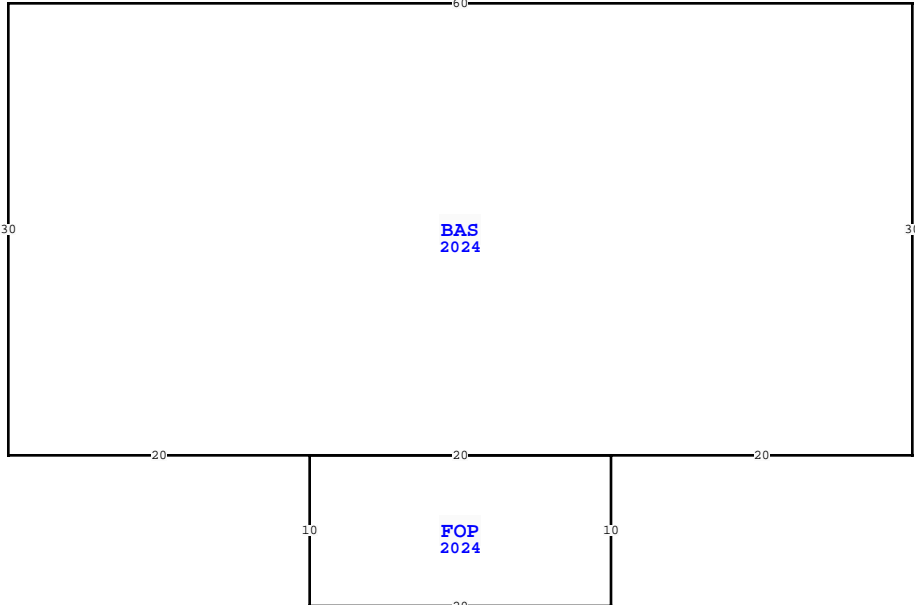


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	2024
FOP	200	30	2024
TOTALS	2,000		

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
1	SINGLE FAM	100%	- 2024		Heated Area: 1800					HX Base Yr 2024



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			229,709
TOTAL MARKET OB/XF VALUE			20,120
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			304,829
SOH/AGL Deduction			95,030
ASSESSED VALUE			209,799
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			158,388
TOTAL JUST VALUE			304,829
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053503	Electrical Servic		07/02/2025
000044428	New Residential C	262,740	05/16/2022
41125	STORAGE		01/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1564	9/12/2018	WD Q	V	01		24,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: PHILIP & TERA BELL						
1367/1614	8/24/2018	CT U	V	18		100
GRANTOR: CLERK OF COURT						
GRANTEE: SUBRANDY LIMITED PA						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	222,299
FOP	200	30	2024	60	7,410
TOTALS	2,000			1,860	229,709

2488 SW TOMMY LITES ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0210	GARAGE U	0	100	40	52	1.00	UT	18,720.00	100	2021	2020		100	18,720	
2	0251	LEAN TO W/	0	100	10	40	1.00	UT	1,400.00	100	2021	2020		100	1,400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=60,10] S30 E20 E20 E20 N30 W60 \$	
FOP=[YR=2024;ORIG=80,40] S10 E20 N10 W20 \$	

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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000									