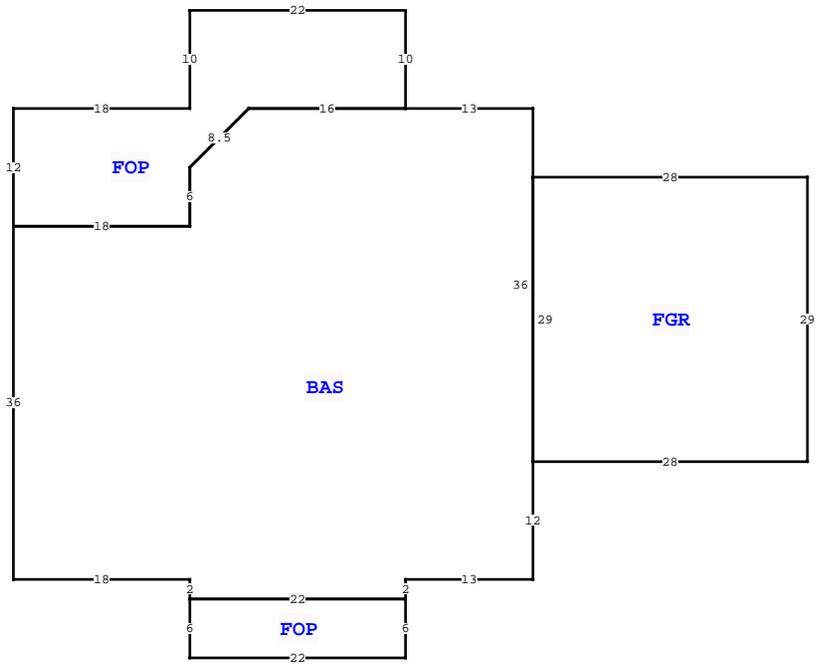


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	02 02 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
NEIGHBORHOOD/LOC	17716.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,354
FGR	812
FOP	132
FOP	454
TOTALS	3,752

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,977	146.5754	167.10	497,457	2015	2015	0	0	10.00	90.00		
1 SINGLE FAM 0% - 2022 Heated Area: 2354 HX Base Yr													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	447,711	
TOTAL MARKET OB/XF VALUE	15,252	
TOTAL LAND VALUE - MARKET	170,000	
TOTAL MARKET VALUE	632,963	
SOH/AGL Deduction	16,993	
ASSESSED VALUE	615,970	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	615,970	
TOTAL JUST VALUE	632,963	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	559,973	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32423	SFR	1,053	10/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/603	10/07/2021	WD	Q	I	01	640,000
GRANTOR: BARRS CODY R						
GRANTEE: GERANIUM 466 LLC						
1281/1002	9/12/2014	WD	Q	I	01	62,000
GRANTOR: MICHAEL DEAN & Z EDMO						
GRANTEE: CODY R & WHITNEY W						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,354	100		2,354	354,018
FGR	812	55		447	67,225
FOP	132	30		40	6,016
FOP	454	30		136	20,453
TOTALS	3,752			2,977	447,711

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	0040	BARN, POLE	0	0	32	48	UT	3.00	3.00	100	2008	2008	3	100	4,608	
2	0180	FPLC 1STRY	0	0	0	0	UT	2,000.00	2,000.00	100	2015	2015	3	100	2,000	
3	9946	Well	0	0	0	0	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0166	CONC, PAVMT	0	0	0	0	UT	2.00	2.00	100	2015	2015	3	100	4,644	

TOTAL OB/XF													
466 SW GERANIUM LN, FORT WHITE													
15,252													

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

BUILDING DIMENSIONS													
BAS= W13 FOP= N10 W22 S10 W18 S12 E18 N6 R6 U6 E16 \$ W16													
D6 L6 S6 W18 S36 E18 S2 FOP= S6 E22 N6 W22\$ E22 N2 E13 N12													
FGR= E28 N29 W28 S29\$ N36\$.													

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	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	170,000							