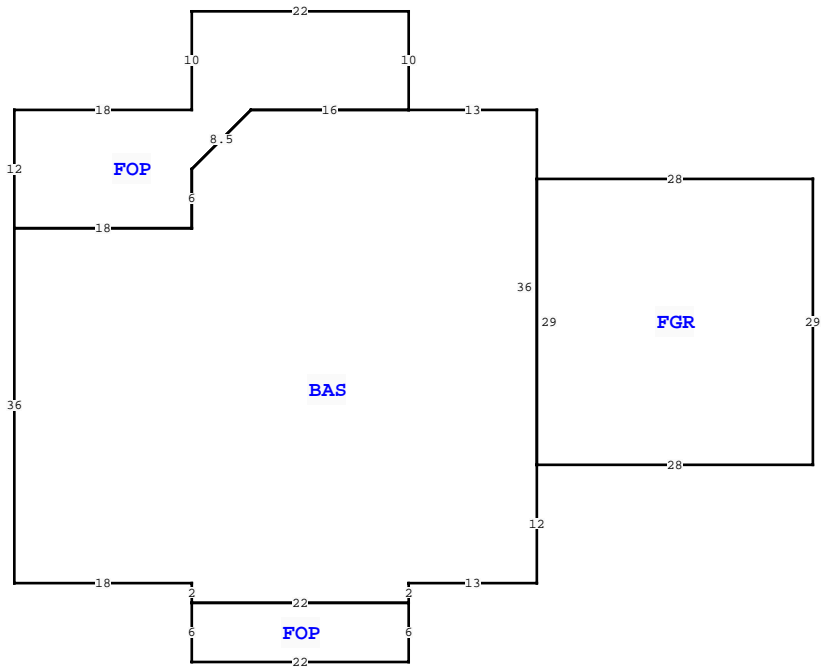




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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		MKT AREA	02
NEIGHBORHOOD/LOC	17716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,354	100	
FGR	812	55	
FOP	132	30	
FOP	454	30	
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	164.16	488,704	2015	2015	0	0	10.00	90.00		
1 SINGLE FAM 0% - 2022 Heated Area: 2354 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	439,834			
TOTAL MARKET OB/XF VALUE	15,252			
TOTAL LAND VALUE - MARKET	170,000			
TOTAL MARKET VALUE	625,086			
SOH/AGL Deduction	9,116			
ASSESSED VALUE	615,970			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	615,970			
TOTAL JUST VALUE	625,086			
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						

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														15,252			
466 SW GERANIUM LN, FORT WHITE														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/07/2026
														INC DATE		AG DATE	MLU

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