



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|--------------|----------------------|-----------|---------|------------|-------|-------|-------------|---|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|---|---------|-------------------|----------|-----------|---------|--|--|--|------------|-------------------|------|-----------|-------|-------|--------|------------|----------|-----------|------|--|---|----|-----|--------------------------------|--|--|--|--|--|--|------------------------------|--|--|--|--|--|--|-----------|------------|------|--|---|----|--------|--------------------------------|--|--|--|--|--|--|---------------------------|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 3,000 TOTAL LAND VALUE - MARKET 230,820 TOTAL MARKET VALUE 25,674 SOH/AGL Deduction 256 ASSESSED VALUE 25,418 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 25,418 TOTAL JUST VALUE 233,820 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 195,350 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED 7435 M H 60 08/02/1993 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1538/958</td> <td>4/11/2025</td> <td>LE U</td> <td></td> <td>I</td> <td>14</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: THOMPSON MICHAEL PAUL</td> </tr> <tr> <td colspan="7">GRANTEE: TIBBETTS KATILIN (R</td> </tr> <tr> <td>1282/2697</td> <td>10/08/2014</td> <td>WD U</td> <td></td> <td>I</td> <td>30</td> <td>20,000</td> </tr> <tr> <td colspan="7">GRANTOR: NORMA JEAN KLAUSNER E</td> </tr> <tr> <td colspan="7">GRANTEE: MICHAEL THOMPSON</td> </tr> </tbody> </table> | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE | 1538/958 | 4/11/2025 | LE U | | I | 14 | 100 | GRANTOR: THOMPSON MICHAEL PAUL | | | | | | | GRANTEE: TIBBETTS KATILIN (R | | | | | | | 1282/2697 | 10/08/2014 | WD U | | I | 30 | 20,000 | GRANTOR: NORMA JEAN KLAUSNER E | | | | | | | GRANTEE: MICHAEL THOMPSON | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1538/958 | 4/11/2025 | LE U | | I | 14 | 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRANTOR: THOMPSON MICHAEL PAUL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRANTEE: TIBBETTS KATILIN (R | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1282/2697 | 10/08/2014 | WD U | | I | 30 | 20,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| GRANTEE: MICHAEL THOMPSON | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS 5000 IMPROVED AG 02 17717.00 1.00/ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES 2333 SW BETHLEHEM AVE, FORT WHITE | | | | | | | | | | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table> | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | 05/07/2026 | | MLU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 05/07/2026 | | MLU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 0255 | MBL HOME S | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2023 | 2022 | | 100 | 500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2023 | 2022 | | 100 | 2,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION TOTAL OB/XF 3,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 9901 | C | AC/XFOB | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 6,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 27.47 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 12,224 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 4,450 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 37.47 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 224,820 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 03/03/2023 BY JB Total Acres: 38.47 Total Land Value: 22,674 Market: 224,820 Agricultural: 16,674 Common: 6,000 PRINTED 06/23/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |