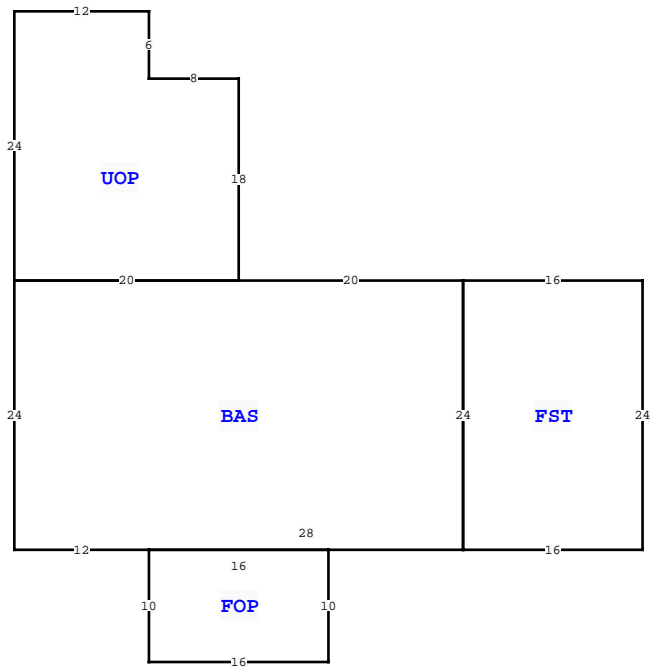


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 80	
Interior Floo	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 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	17717.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
FOP	160	30	
FST	384	55	
UOP	432	20	
TOTALS	1,936		

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% - 2025		102.37	133,593	1950	1970	0	0	35.00	65.00
			Heated Area: 960			HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		86,835	
TOTAL MARKET OB/XF VALUE		8,300	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		120,135	
SOH/AGL Deduction		0	
ASSESSED VALUE		120,135	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		68,724	
TOTAL JUST VALUE		120,135	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,135	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/2051	9/03/2020	LE U	I	I	14	100
GRANTOR: CAROLYN JANDREAU (ENH)						
GRANTEE: ROBERT JANDREAU & W						
0737/0785	12/03/1990	WD Q	I			45,000
GRANTOR: DAVID CLARK						
GRANTEE: CAROLYN JANDREAU						

EXTRA FEATURES		391 SW FORTUNE WAY, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0031	BARN, MT AE	0 100
2	0070	CARPOT UF	0 100
3	0294	SHED WOOD/	0 100
4	0251	LEAN TO W/	0 100

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	0031	BARN, MT AE	0	20	21	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0070	CARPOT UF	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	0294	SHED WOOD/	0	24	32	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,900	
4	0251	LEAN TO W/	0	8	10	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	
TOTAL OB/XF 8,300																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W20 UOP= N18 W8 N6 W12 S24 E20\$ W20 S24 E12 FOP= S10 E16 N10 W16\$ E28 FST= E16 N24 W16 S24\$ N24\$.

LAND DESCRIPTION		TOTAL OB/XF 8,300																						
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		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							