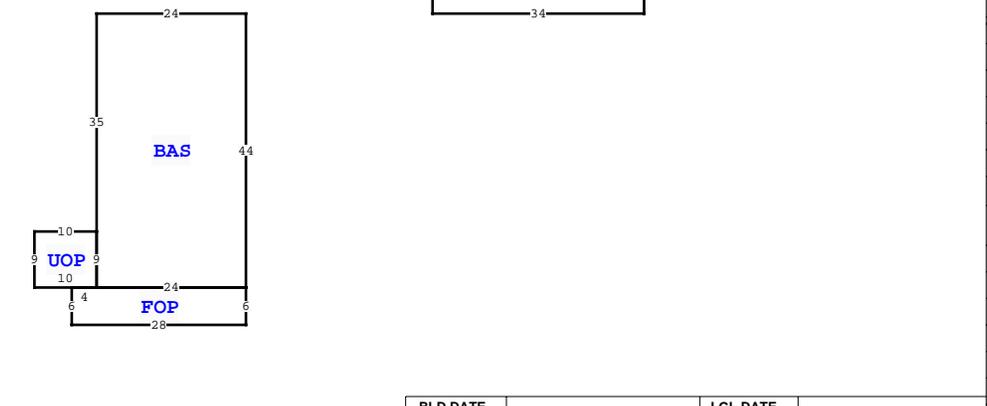


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0300	01	1,433	117.8000	147.25	211,009	2004	2004	0	0	21.00	79.00		
1 SFR PILING 0% - 2022													
Heated Area: 1056													
HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		166,697	
TOTAL MARKET OB/XF VALUE		3,806	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		245,503	
SOH/AGL Deduction		0	
ASSESSED VALUE		245,503	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		245,503	
TOTAL JUST VALUE		245,503	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		243,567	

DOR CODE		0100 SINGLE FAMILY			
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC		18716.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	122,842
FOP	168	30		50	5,817
UCP	1,056	20		211	24,545
UOP	90	20		18	2,094
UOP	90	20		18	2,094
UOP	400	20		80	9,306
TOTALS	2,860			1,433	166,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21063	SFR	198	09/11/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1470	8/20/2021	PR	U	I	19	325,000
GRANTOR: REYNOLDS KENNETH B AS						
GRANTEE: BAUMER TRACY						
0979/1279	3/28/2003	WD	Q	V		47,500
GRANTOR: HOWARD N & PAMELA F P						
GRANTEE: PATRICK & ELISE MCL						

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	0084	DOCK-RIVER	0	0	20	16	UT	14.50	14.50	100	2008	2008	3	40	1,856	
2	0294	SHED WOOD/	0	0	10	10	UT	12.00	12.00	100	2008	2008	3	100	1,200	
3	0070	CARPORT UF	0	0	0	0	UT	0.00	0.00	100	2015	2015	3	100	750	

TOTAL OB/XF														3,806	
516 SW BLUFF DR, FORT WHITE															
BLD DATE															
XF DATE															
INC DATE															
LGL DATE															
LAND DATE															
AG DATE															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W24 S35 UOP= W10 S9 E10 N9\$ S9 FOP= W4 S6 E28 N6 W24\$ E24 N44\$ PTR= E30 UOP= E34 N10 UCP= N44 W24 S35 UOP= W10 S9 E10 N9\$ S9 E24\$ W24 N6 W10 S16 \$ W30\$.													

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	DPHT 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	100.00	514.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000								