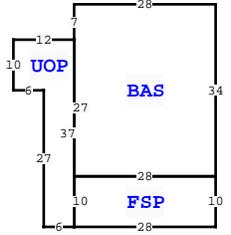
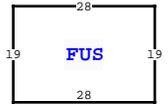
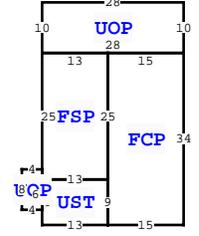


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0300	01	2,025	135.5624	169.45	343,136	1983	1983	0	0	40.00	60.00	

1 SFR PILING 100% - 2021 Heated Area: 1484 HX Base Yr 2021



Quality	07	07			
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	952	100		952	96,790
FCP	510	25		128	13,014
FSP	280	40		112	11,387
FSP	325	40		130	13,217
FUS	532	100		532	54,088
UOP	32	20		6	610
UOP	280	20		56	5,693
UOP	282	20		56	5,693
UST	117	45		53	5,389
TOTALS	3,310			2,025	205,882

768 SW BLUFF DR, FORT WHITE

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	205,882		
TOTAL MARKET OB/XF VALUE	5,498		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	286,380		
SOH/AGL Deduction	137,603		
ASSESSED VALUE	148,777		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	97,366		
TOTAL JUST VALUE	286,380		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	281,447		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045698	Electrical Servic	0	10/18/2022
000041607	Electrical Servic	0	03/26/2021
31097	MAINT/ALTR	35	05/31/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1012/2763	4/16/2004	WD	Q	I		232,000
GRANTOR: MARY CORNETT						
GRANTEE: KURT FREDERICK & JE						
0995/0880	9/03/2003	WD	Q	I		171,000
GRANTOR: DONALD M & JOSEPHINE						
GRANTEE: MARY CORNETT						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 S7 UOP= W12 S10 E6S27 E6N37S S27 FSP= S10 E28 N10 W28S E28 N34S PTR=E40 FUS= N19 W28 S19 E28S W40S PTR= N40 FCP= N34 UOP= N10W28 S10 E28S W15 FSP= W13 S25 E13 N25S S25 UST= W13 UOP= N2 W4 S8 E4 N6S S9 E13 N9S S9 E15S S40S.	

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	100 21 21	441.00	UT	14.50	14.50	100	1983	1983	3	40	2,558	
2	0180	FPLC 1STRY	0	100 0 0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0070	CARPORT UF	0	100 14 20	280.00	UT	3.00	3.00	100	1993	1993	3	100	840	
4	0294	SHED WOOD/	0	100 0 0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION		TOTAL OB/XF 5,498																						
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	0132	C	SFR RIVER	100		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							