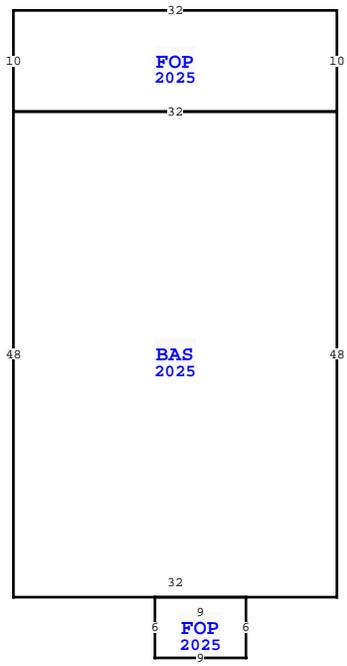


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	18716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,536	100	2025
FOP	54	30	2025
FOP	320	30	2025
TOTALS	1,910		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	PILING	100%	-	2025						
				Heated Area:	1536			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			222,670
TOTAL MARKET OB/XF VALUE			12,900
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			310,570
SOH/AGL Deduction			0
ASSESSED VALUE			310,570
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			259,159
TOTAL JUST VALUE			310,570
NCON VALUE			5,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,319
SALE:1:1: HAS PARTIALLY COMPLETE A FRAME CABIN			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050414	Storage Building	30,000	07/22/2024
000050204	New Residential C	360,272	06/25/2024
000050200	Right-of-Way Acce		06/25/2024
20585	ADDN SFR	100	04/07/2003
16645	SFR	230	02/24/2000
15601	M H	125	06/02/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/155	6/08/2022	WD	U	I	37	175,000
GRANTOR: THE TURNER FAMILY REV						
GRANTEE: DEPREE WARREN						
1315/0044	5/10/2016	WD	U	I	11	100
GRANTOR: MARCUS RANDALL TURNER						
GRANTEE: M RANDALL TURNER &						

EXTRA FEATURES		1130 SW BLUFF DR, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0040	BARN, POLE	0 100
2	9945	Well/Sept	0 100
3	0040	BARN, POLE	0 100
4	0294	SHED WOOD/	0 100
5	0294	SHED WOOD/	0 100
6	0166	CONC, PAVMT	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	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN, POLE	0 100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
5	0294	SHED WOOD/	0 100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
6	0166	CONC, PAVMT	0 100	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=18,21] E32 S48 W32 N48 \$	
FOP=[YR=2025;ORIG=18,11] E32 S10 W32 N10 \$	
FOP=[YR=2025;ORIG=32,69] E9 S6 W9 N6 \$	

LAND DESCRIPTION		TOTAL OB/XF 12,900																						
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		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							