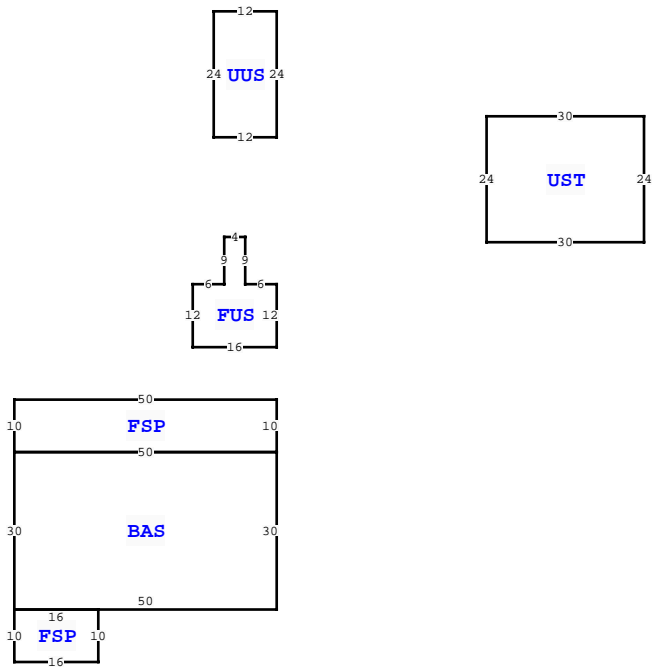




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories		2.	2. 100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
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	1,500	100		1,500	180,914
FSP	160	40		64	7,719
FSP	500	40		200	24,122
FUS	228	100		228	27,499
UST	720	45		324	39,078
UUS	288	50		144	17,368
TOTALS	3,396			2,460	296,698

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,460	132.9451	148.90	366,294	2006	2006	0	0	19.00	81.00	
2 SINGLE FAM 100% - 2004 Heated Area: 1728 HX Base Yr 2004												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			296,698
TOTAL MARKET OB/XF VALUE			4,027
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			375,725
SOH/AGL Deduction			79,971
ASSESSED VALUE			295,754
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			244,343
TOTAL JUST VALUE			375,725
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,388
XFOB:1:1: SATILLA MH			
PERMIT NUM			
DESCRIPTION			
AMT			
ISSUED			
24204	SFR	515	03/08/2006
24205	GARAGE	182	03/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2046	4/10/2025	LE U	I	14		100
GRANTOR: CARTER WILLIAM B JR (						
GRANTEE: CARTER CHRISTOPHER						
0974/1861	2/06/2003	WD Q	I	06		77,500
GRANTOR: W. CARTER JR, C HERNA						
GRANTEE: WILLIAM B JR & JOYC						

EXTRA FEATURES		968 SW BLUFF DR, FORT WHITE														
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	22	35	UT	1.50	1.50	100	0	0	3	100	1,155	
2	0166	CONC, PAVMT	0	100	18	20	UT	2.50	2.50	100	2008	2008	3	100	900	
3	0084	DOCK-RIVER	0	100	0	0	UT	14.50	14.50	100	2008	2008	3	40	1,972	

TOTAL OB/XF													4,027			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= N30 FSP= N10 W50 S10 E50\$ W50 S30 FSP= S10 E16 N10 W16\$ E50\$ PTR= N50 FUS= N12 W6 N9 W4 S9 W6 S12 E16 \$ S50 PTR= N70 E40 UST= E30 N24 W30 S24\$ S70 W40\$ PTR= N90 UUS= N24 W12 S24 E12\$ S90\$.												

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	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								