

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	06 BD/BATTEN 50				
Exterior Wall	17 MSNRY STUC 50				
Roof Structure	08 IRREGULAR 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 50				
Interior Floor	14 CARPET 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	1.5 100				
Frame	01 NONE 100				
Stories	1.5 1.5 100				
Architectural	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	18716.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	16,273
BAS	384	100		384	32,546
FCP	1,056	25		264	22,375
FOP	208	30		62	5,255
FUS	1,284	100		1,284	108,824
UOP	540	20		108	9,153
TOTALS	3,664			2,294	194,425

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 1860 HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			194,425
TOTAL MARKET OB/XF VALUE			1,144
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			270,569
SOH/AGL Deduction			0
ASSESSED VALUE			270,569
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			270,569
TOTAL JUST VALUE			270,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053543	Electrical Servic		07/08/2025
000045428	Electrical Servic	0	09/13/2022
28364	MAINT/ALTR	35	02/10/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/2247	11/20/2025	WD Q	I	01		309,000
GRANTOR: DREAMY VACATION RENTA						
GRANTEE: FLIPSE MARTIN EUGEN						
1516/1661	6/06/2024	WD Q	I	01		399,000
GRANTOR: ROBERSON FAMILY TRUST						
GRANTEE: DREAMY VACATION REN						

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 12 15	180.00	UT	14.50	14.50	100	1980	1980	3	40	1,044	
2	0166	CONC, PAVMT	0	0 0 0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

TOTAL OB/XF													
932 SW BLUFF DR, FORT WHITE													
1,144													

BUILDING NOTES													
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BUILDING DIMENSIONS													
FUS= W4 FOP= N13 W16 S13 E16\$ W16 UOP= W3 S48 E38 N48W15 S13 E12 S32 W32 N45\$ S45 E32 N32 W12 N13\$ PTR=N20 BAS= N16 W12 S16 E12\$ S20\$ PTR=E40 FCP= E20 N45 W32 S13 BAS= S32 E12 N32 W12\$ E12 S32 \$ W40\$.													

LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							