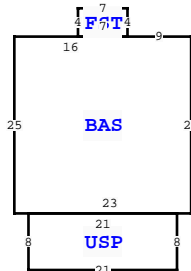
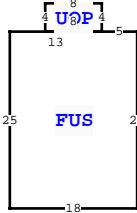


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectural Units	05	CONV 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	
0100	01	1,155	119.4165	133.75	154,481	1979	2015	0	0	12.50	87.50	
1 SINGLE FAM 100% - 2023 Heated Area: 1075 HX Base Yr 2023												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100		625	73,145
FST	28	55		15	1,755
FUS	450	100		450	52,665
UOP	32	20		6	703
USP	168	35		59	6,905
TOTALS	1,303			1,155	135,171

250 SW CARMINE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	800	
3	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	900	
4	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	300	

TOTAL OB/XF 3,200

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			135,171
TOTAL MARKET OB/XF VALUE			3,200
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			166,371
SOH/AGL Deduction			8,875
ASSESSED VALUE			157,496
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			106,085
TOTAL JUST VALUE			166,371
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			160,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054279	Roof Replacement	6,000	10/20/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1309	10/07/2022	WD	Q	I	01	165,000
GRANTOR: SHANNON MARGARET L						
GRANTEE: ROSE BRIAN E						
1409/0774	3/25/2020	WD	Q	I	01	120,000
GRANTOR: GINA JOHNSON						
GRANTEE: MARGARET L SHANNON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W9 FST= N4 W7 S4 E7 \$ W16 S25 E2 USP= S8 E21 N8 W21\$ E23 N25\$ PTR=N30 FUS= N25 W5 UOP= N4W8 S4 E8\$ W13 S25 E18\$ S30\$.	