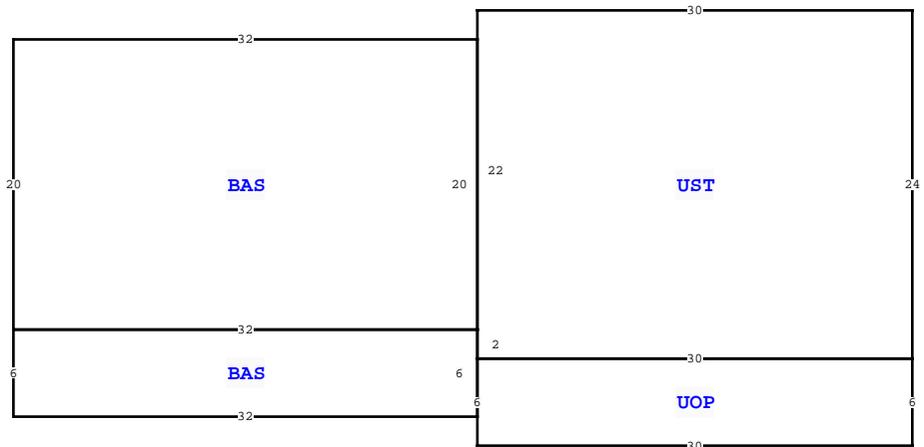




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	08	IRREGULAR	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
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			
0100	01	1,192	113.0160	126.58	150,883	1986	1986	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2017 Heated Area: 832 HX Base Yr 2017														



Quality		05 05	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02	
NEIGHBORHOOD/LOC		19717.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	192	100	15,797
BAS	640	100	52,657
UOP	180	20	2,962
UST	720	45	26,658
TOTALS	1,732		98,074

305 SW ATLAS DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		98,074		
TOTAL MARKET OB/XF VALUE		0		
TOTAL LAND VALUE - MARKET		60,895		
TOTAL MARKET VALUE		158,969		
SOH/AGL Deduction		70,699		
ASSESSED VALUE		88,270		
TOTAL EXEMPTION VALUE		51,411		
BASE TAXABLE VALUE		36,859		
TOTAL JUST VALUE		158,969		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		158,969		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16344	STORAGE	145	11/30/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/1568	6/30/2016	WD	U	I	12	44,900
GRANTOR: WILMINGTON SAVINGS FU						
GRANTEE: DANIEL B FLEMING						
1311/2101	3/09/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (AUDET)						
GRANTEE: WILMINGTON SAVINGS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 S20 BAS= S6 E32 N6W32\$ E32 UST= S2 UOP= S6 E30 N6W30\$ E30 N24 W30 S22\$ N20\$.	

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

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	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		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	38,000									
2	0100	C	SFR	100			0.00	0.00	2.41	AC		1.00	1.00	1.00	9,500.00	9,500.00	22,895									