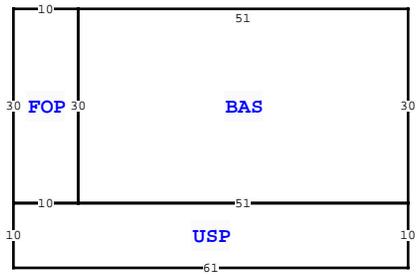
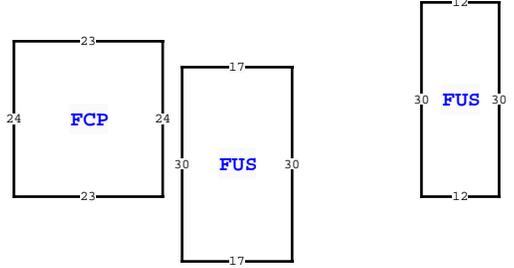




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	N/A 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1996								
				Heated Area: 2400			HX Base Yr 1996				



MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	20516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100		1,530	121,180
FCP	552	25		138	10,930
FOP	300	30		90	7,129
FUS	360	100		360	28,513
FUS	510	100		510	40,394
USP	610	35		214	16,949
TOTALS	3,862			2,842	225,094

403 SW BOUNTIFUL AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

TOTAL OB/XF 2,000

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		A-1	0.00	0.00	6.45	AC		1.00	1.00	1.00	12,000.00	12,000.00	77,400							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.33	AC		1.00	1.00	1.00	12,000.00	12,000.00	15,960							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		225,094	
TOTAL MARKET OB/XF VALUE		2,000	
TOTAL LAND VALUE - MARKET		93,360	
TOTAL MARKET VALUE		320,454	
SOH/AGL Deduction		151,576	
ASSESSED VALUE		168,878	
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE		67,467	
TOTAL JUST VALUE		320,454	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,069	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/2616	8/01/2019	QC	U	V	11	100
GRANTOR: PAULA ANN CLARK						
GRANTEE: DAN L CLARK & PAULA						
1199/1876	8/06/2010	WD	Q	V	01	15,000
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: PAULA ANN CLARK						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W51 FOP= W10 S30 E10 N30\$ S30 USP= W10 S10 E61 N10 W51\$E51 N30\$ PTR=N20 FUS= N30 W17 S30 E17\$ S20\$ PTR=N30 E20 FUS= E12 N30 W12 S30\$ S30 W20\$ PTR=N30 W20 FCP= N24 W23 S24 E23\$ S30 E20\$.											