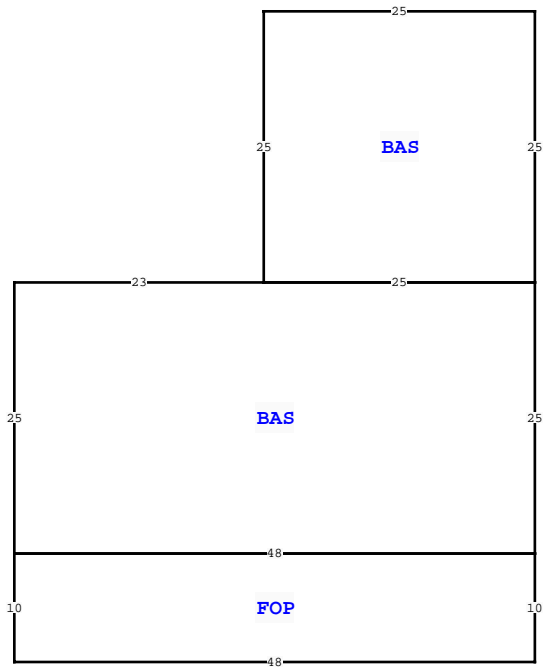


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	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	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	625	100	
BAS	1,200	100	
FOP	480	30	
TOTALS	2,305		1,969

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%	- 2019									Heated Area: 1825	HX Base Yr 2019



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			145,993
TOTAL MARKET OB/XF VALUE			3,300
TOTAL LAND VALUE - MARKET			110,990
TOTAL MARKET VALUE			260,283
SOH/AGL Deduction			112,920
ASSESSED VALUE			147,363
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			95,952
TOTAL JUST VALUE			260,283
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055233	Electrical Servic		03/13/2026
23069	M H	340	05/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0168	3/06/2018	WD	U	I	12	106,800
GRANTOR: REAL ESTATE GROWTH FU						
GRANTEE: CASSIDY SUMMERLIN						
1341/0586	5/25/2017	WD	U	I	12	49,000
GRANTOR: WELLS FARGO BANK, NA						
GRANTEE: REAL ESTATE GROWTH						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100		

TOTAL OB/XF													
3,300													
2995 SW FRY AVE, FORT WHITE													
MLU													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W23 S25 FOP= S10 E48 N10 W48\$ E48 N25 BAS= N25 W25 S25 E25\$ W25\$.													

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	9.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,990							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							