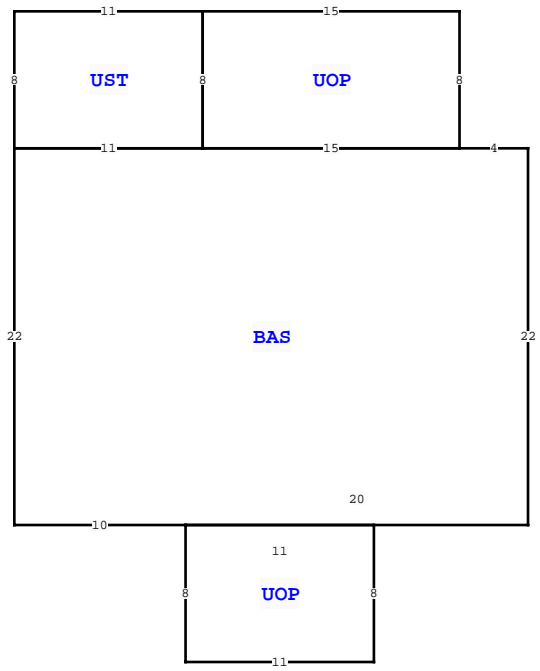


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	90
Exterior Wall	15	CONC BLOCK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	70
Interior Wall	03	PLASTER	30
Interior Floor	06	VINYL ASB	100
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02

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%	- 2022									Heated Area: 660	HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	43,235
UOP	88	20		18	1,179
UOP	120	20		24	1,572
UST	88	45		40	2,620
TOTALS	956			742	48,606

251 SW GRANDPA WAY, 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	0285	SALVAGE	0	100	0	0			0.00	100	2010	2010	3	100	300	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			48,606
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			88,906
SOH/AGL Deduction			20,159
ASSESSED VALUE			68,747
TOTAL EXEMPTION VALUE	HX HB		43,747
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			88,906
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,906
SALE:2:1: \$.70 DID NOT RESERVE LIFE ESTATE			
SALE:1:1: REMOVED EDWARD F JR & SURVIVORS \$.70 STA			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/2742	6/26/2020	QC	U	I	11	100
GRANTOR: EDWARD F DIXON III						
GRANTEE: ANGIE PEELER						
1314/1719	5/06/2016	QC	U	I	11	100
GRANTOR: SARENA IRENE DIXON						
GRANTEE: SARENA DIXON, EDWAR						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W4 UOP= N8 W15 S8 E15\$W15 UST= N8 W11 S8 E11\$ W11 S22 E10 UOP= S8 E11 N8 W11\$ E20 N22\$.													

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	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							