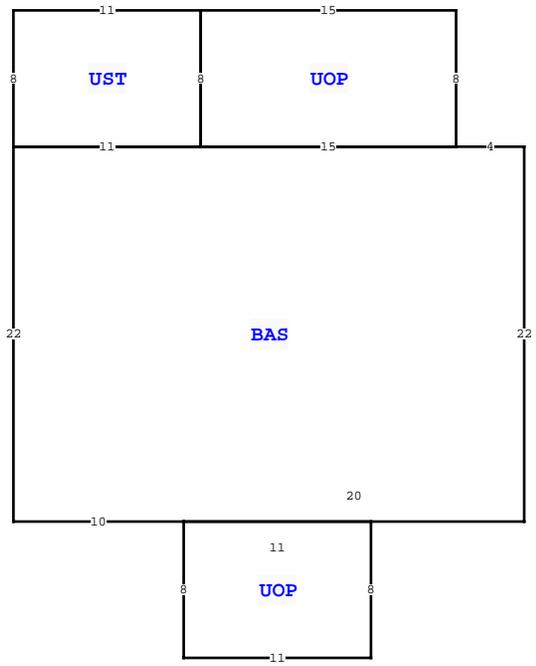


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 90
Exterior Wall	15 CONC BLOCK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 70
Interior Wall	03 PLASTER 30
Interior Floor	06 VINYL ASB 100
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 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	04/07/2025
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	

TOTAL OB/XF 300

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	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							

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			35,000
TOTAL MARKET VALUE			83,906
SOH/AGL Deduction			15,159
ASSESSED VALUE			68,747
TOTAL EXEMPTION VALUE	HX HB		43,747
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			83,906
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			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

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\$.												