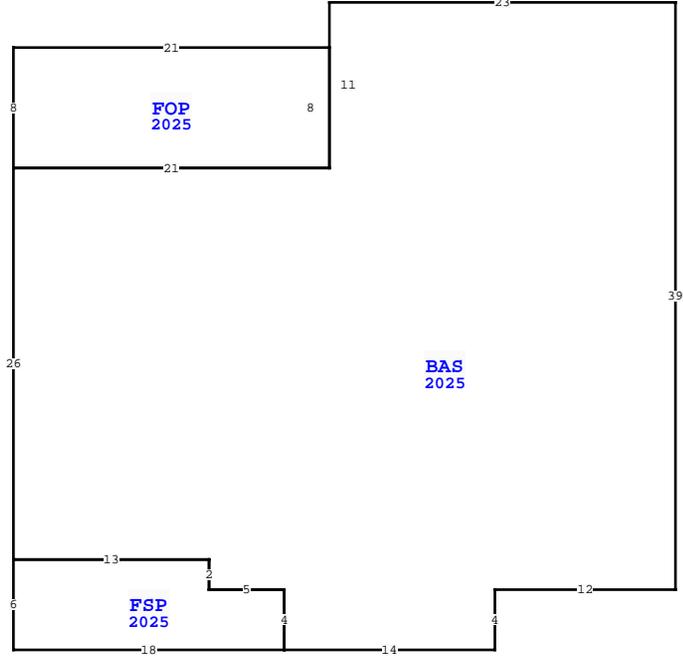




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MAP AREA	02			
	NEIGHBORHOOD/LOC	23716.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100	2025	1,515	191,276
FOP	168	30	2025	50	6,313
FSP	98	40	2025	39	4,924
TOTALS	1,781			1,604	202,512

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,604	111.8700	127.53	204,558	2024	2024	0	0	1.00	99.00	
1 SINGLE FAM			100% - 2025	Heated Area: 1515		HX Base Yr 2025						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		202,512	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		105,160	
TOTAL MARKET VALUE		307,672	
SOH/AGL Deduction		8,009	
ASSESSED VALUE		299,663	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		248,252	
TOTAL JUST VALUE		307,672	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,785	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048715	New Residential C	250,000	11/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/2047	8/26/2021	WD	Q	V	01	97,500
GRANTOR: EAGLE ASSETS LLC						
GRANTEE: ANDERSON MARVIN LEE						
1148/2442	4/17/2008	WD	Q	V	01	100
GRANTOR: THOMAS A & MARK P SUL						
GRANTEE: EAGLE ASSETS LLC						

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
434 SW DON COOK WAY, FORT WHITE																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=79,20] W23 S11 W21 S26 E13 S2 E5 S4 E14 N4 E12 N39 \$
FOP=[YR=2025;ORIG=35,23] E21 S8 W21 N8 \$
FSP=[YR=2025;ORIG=48,57] W13 S6 E18 N4 W5 N2 \$

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	9.56	AC		1.00	1.00	1.00	11,000.00	11,000.00	105,160							