

COMM SE COR, RUN W 2606.90 FT TO N ALONG R/W 2 99.83 FT FOR POB, TO PT OF A CURVE, NW'LY ALONG AR

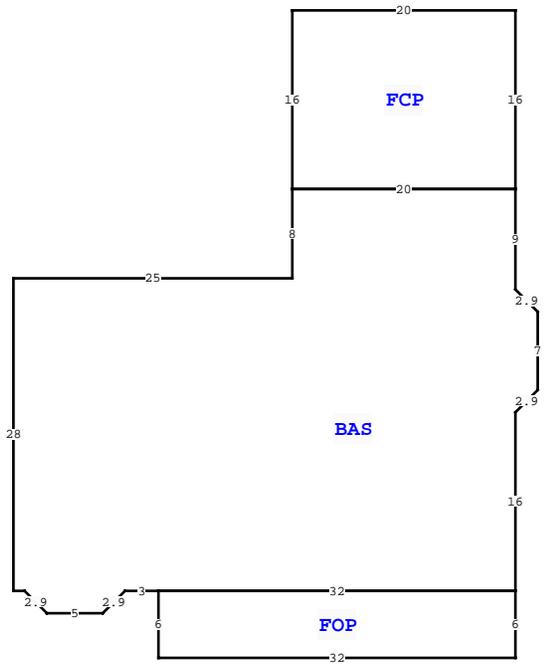
FIYAK DAVID M/FIYAK MARGARETE E
946 SW NORMANDY DR
FORT WHITE, FL 32038

2026

23-7S-16-04307-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	23716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,452	100	
FCP	320	25	
FOP	192	30	
TOTALS	1,964		

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%	- 2021								
Heated Area: 1452						HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,976
TOTAL MARKET OB/XF VALUE			6,600
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			259,686
SOH/AGL Deduction			133,698
ASSESSED VALUE			125,988
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			74,577
TOTAL JUST VALUE			259,686
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048653	Roof Replacement	18,500	11/14/2023
20367	SFR	259	01/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0277	2/14/2020	WD	Q	I	01	142,000

GRANTOR: AMANDA S & GREGG WEAS
GRANTEE: DAVID M & MARGARETE
0956/1480 6/19/2002 WD Q V 01 100
GRANTOR: GEORGE & JULIA A WOOD
GRANTEE: AMANDA S WOODALL

BUILDING NOTES	
BAS= W25 S28 E1 R2 D2 E5 U2 R2 E3 FOP= S6 E32 N6 W32\$ E32 N16 U2 R2 N7 L2 U2 N9 FCP= N16 W20 S16 E20\$ W20 S8\$.	

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	0166	CONC, PAVMT	0	100	10	25	UT	2.00	2.00	100	2003	2003	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	800	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	2,800	
5	0060	CARPOT F	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	500	

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							