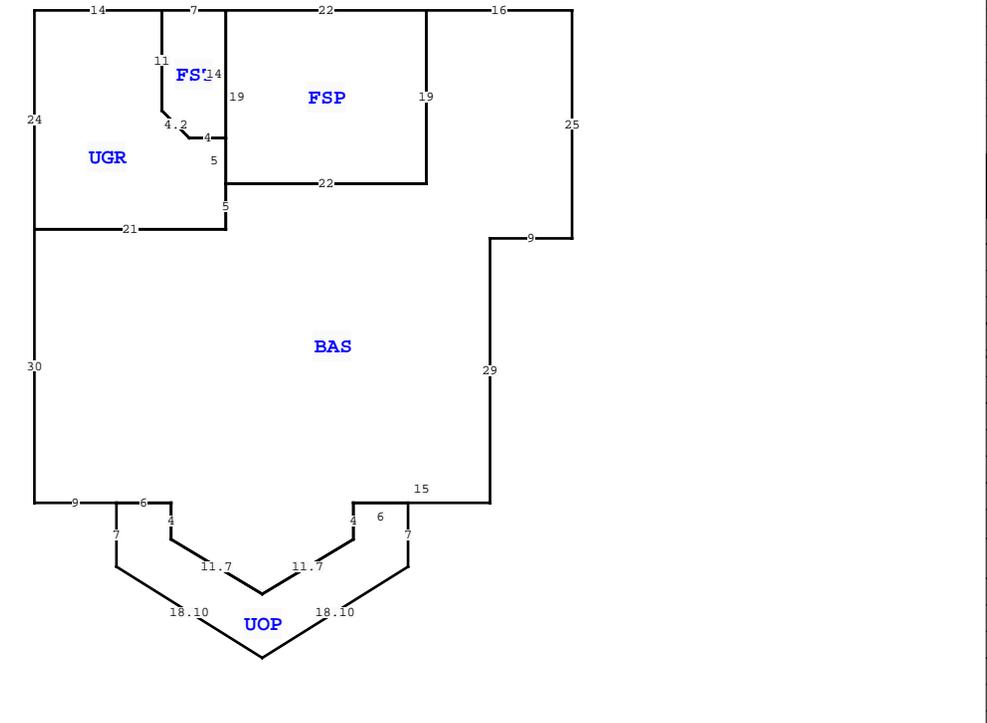


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	51 LOG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 70
Interior Wall	02 WALL BD/WD 30
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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	24716.010 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,596	115.0520	131.16	340,491	1999	1999	0	0	26.00	74.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,143	100		2,143	207,996
FSP	418	40		167	16,209
FST	94	55		52	5,047
UGR	411	45		185	17,956
UOP	244	20		49	4,756
TOTALS	3,310			2,596	251,963

351 SW LIGHTWOOD PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
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	0031	BARN,MT AE	0	100	16	40	640.00	UT	7.50	7.50	100	1999	1999	3	100	4,800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	90	1999	1999	3	90	810	
4	0296	SHED METAL	0	100	20	24	480.00	UT	5.00	5.00	80	0	0	3	80	1,920	
5	0263	PRCH,USP	0	100	16	16	256.00	UT	12.50	12.50	90	0	0	3	90	2,880	
6	0166	CONC,PAVMT	0	100	0	0	360.00	UT	2.00	2.00	80	0	0	3	80	576	

TOTAL OB/XF 12,186

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	251,963			
TOTAL MARKET OB/XF VALUE	12,186			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	314,149			
SOH/AGL Deduction	135,264			
ASSESSED VALUE	178,885			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	127,474			
TOTAL JUST VALUE	314,149			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	303,077			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053656	Roof Replacement	22,333	07/25/2025
14822	SFR	510	12/08/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0288	11/02/2006	QC	Q	I	01	100
GRANTOR: JAMES M ALLISON & CHR						
GRANTEE: JAMES M ALLISON & C						
1000/1160	11/20/2003	WD	Q	I	03	125,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: JAMES M ALLISON & C						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 FSP= W22 S19 E22 N19\$ S19 W22 UGR= N5 FST= N14 W7 S11 D3 R3 E4\$ W4 L3 U3 N11 W14 S24 E21 N5\$ S5 W21 S30 E9 UOP= S7 D10 R16 R16 U10 N7 W6 S4 D6 L10 L10 U6 N4 W6\$ E6 S4 D6 R10 R10 U6 N4 E15 N29 E9 N25\$.