

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 100	
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	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,496	100	
FOP	72	30	
TOTALS	1,568		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	0% - 0			175,724	2003	2003	0	0	27.50	72.50
Heated Area: 1496 HX Base Yr											
374 SW SPOONBILL CT, FORT WHITE											
BLD DATE		LGL DATE		05/07/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		127,400	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		184,400	
SOH/AGL Deduction		7,728	
ASSESSED VALUE		176,672	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		176,672	
TOTAL JUST VALUE		184,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,596	
XFOB:1:1: TAMA MH			
BLDG:1:1: TAMA MH			
SALE:1:1: LOT 19 RUM ISLAND WOODS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049084	Roof Replacement	12,959	01/25/2024
31490	MAINT/ALTR	30	10/02/2013
19691	SFR	265	06/28/2002
6758	M H	60	01/15/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/2515	7/14/2015	WD	Q	I	01	150,000
GRANTOR: LEAH A ELAND						
GRANTEE: WILLARD MARK MCCOY						
1234/2519	5/14/2012	WD	U	I	11	100
GRANTOR: LEAH A ELAND (WIDOW)						
GRANTEE: LEAH A ELAND (RESRV)						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,000	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	5,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
TOTAL OB/XF 7,000																	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W56 S28 E15 FOP= E18 N4 W18 S4\$ N4 E18 S4 E23 N28\$.									

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							