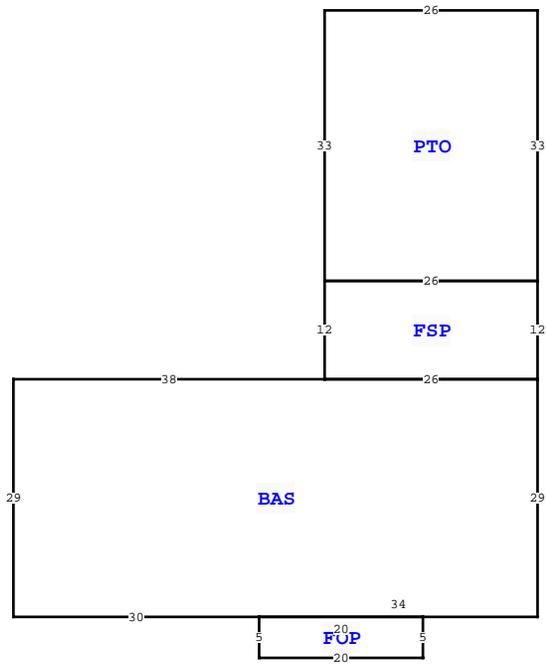




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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	25716.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	
FOP	100	30	
FSP	312	40	
PTO	858	5	
TOTALS	3,126		

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%	2003								
Heated Area: 1856						HX Base Yr 2003					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		154,044	
TOTAL MARKET OB/XF VALUE		26,396	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		230,440	
SOH/AGL Deduction		91,120	
ASSESSED VALUE		139,320	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		82,909	
TOTAL JUST VALUE		230,440	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,440	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049615	Roof Replacement	14,300	04/15/2024
40066	REMODEL	0	06/30/2020
38147	M H	375	05/21/2019
24279	MAINT/ALTR	60	03/22/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2504	6/18/2024	LE	U	I	14	100

GRANTOR: ANDERS DANA L (ENH LI)
GRANTEE: CAMPBELL DONNA LYNN
0957/2580 7/12/2002 WD Q I 139,800
GRANTOR: BOYD'S
GRANTEE: WAYNE & DANA ANDERS

EXTRA FEATURES		242 SW GEMINI GLN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0280	POOL R/CON	0 100
3	9945	Well/Sept	0 100
4	0070	CARPORT UF	0 100
5	0040	BARN, POLE	0 100
6	0169	FENCE/WOOD	0 100
7	0296	SHED METAL	0 100
8	0070	CARPORT UF	0 100

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1986	1986	3	40	14,336	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0 100	30	18	540.00	UT	3.00	3.00	100	1993	1993	3	100	1,620	
5	0040	BARN, POLE	0 100	16	32	512.00	UT	2.50	2.50	50	1993	1993	3	50	640	
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	2,000.00	2,000.00	50	1993	1993	3	50	1,000	
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
8	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
TOTAL OB/XF 26,396																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W38 S29 E30 FOP= S5 E20 N5 W20\$ E34 N29 FSP= N12 PTO= N33 W26 S33 E26\$ W26 S12 E26\$ W26\$.	

LAND DESCRIPTION		TOTAL OB/XF 26,396																						
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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							