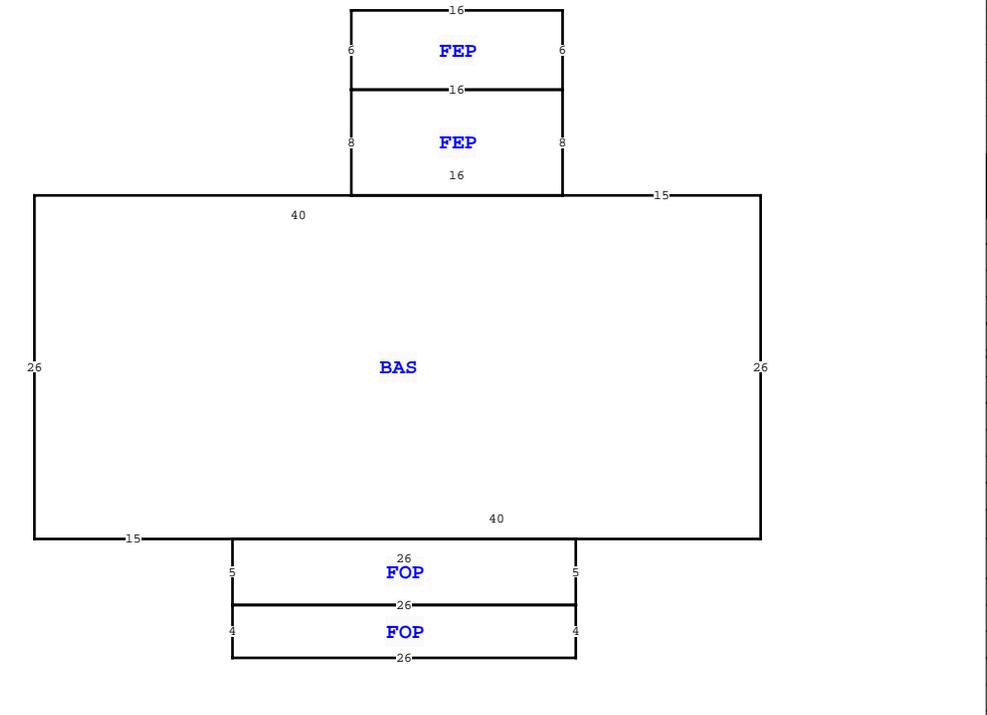


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,679	111.0000	124.32	208,733	1985	1985	0	0	0	35.00	65.00	



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100		1,430	115,556
FEP	96	80		77	6,222
FEP	128	80		102	8,243
FOP	104	30		31	2,505
FOP	130	30		39	3,151
TOTALS	1,888			1,679	135,676

576 SW FEATHER LN, FORT WHITE

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/07/2025 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	0040	BARN, POLE	0	100	20	40	1.00	UT	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	100	1993	1993	3	100	960	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2010	2010	3	100	1,200	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	100	

TOTAL OB/XF 3,060

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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

COLUMBIA COUNTY PROPERTY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,676
TOTAL MARKET OB/XF VALUE			3,060
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			233,736
SOH/AGL Deduction			35,675
ASSESSED VALUE			198,061
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			146,650
TOTAL JUST VALUE			233,736
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,736
LAND:1:1: LOT 49			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27910	ADDN SFR	237	06/25/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/984	6/11/2025	WD	U	I	11	100
GRANTOR: HAUFLER JESSICA C						
GRANTEE: NICO RICHARD D						
1458/1849	1/24/2022	WD	U	I	11	100
GRANTOR: HAUFLER JESSICA C						
GRANTEE: NICO RICHARD D						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W15 FEP= N8 FEP= N6 W16 S6 E16\$ W16 S8 E16\$W40S26 E15 FOP= S5 FOP= S4 E26 N4 W26\$ E26 N5 W26\$ E40N26\$.									