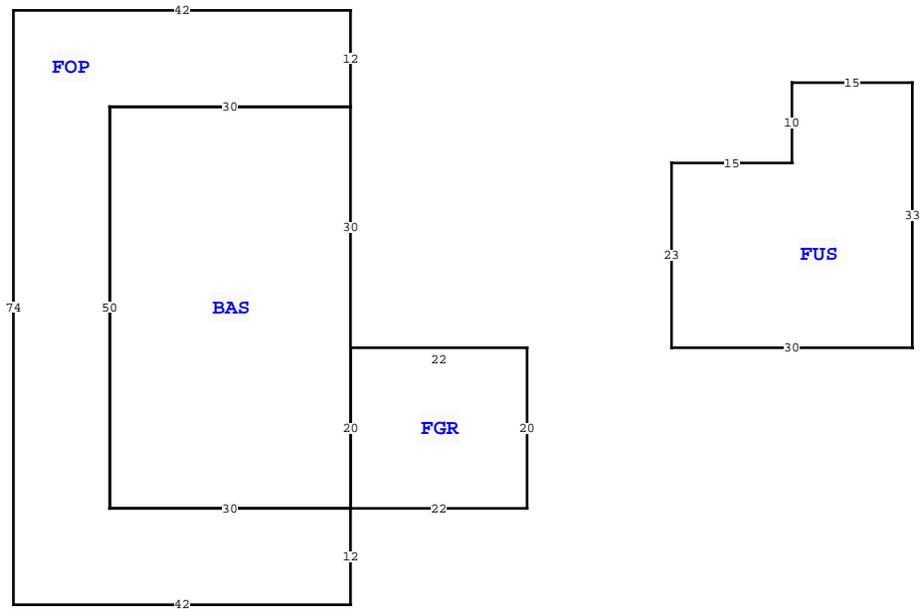




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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	1,500	100	
FGR	440	55	
FOP	1,608	30	
FUS	840	100	
TOTALS	4,388		

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%	- 2025								
					Heated Area: 2340						
						HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		320,086	
TOTAL MARKET OB/XF VALUE		12,250	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		397,336	
SOH/AGL Deduction		66,224	
ASSESSED VALUE		331,112	
TOTAL EXEMPTION VALUE	HX HB VP	247,202	
BASE TAXABLE VALUE		83,910	
TOTAL JUST VALUE		397,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18675	SFR	445	08/30/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1444	8/29/2024	WD	Q	I	01	480,000
GRANTOR: KING KAREN E						
GRANTEE: LOVE RAYMOND ERNEST						
0879/1881	4/15/1999	WD	Q	V		13,500
GRANTOR: THOMAS R CONSTANTINE						
GRANTEE: KAREN E KING (FOR						

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	0170	FPLC 2STRY	0	100	0	0	UT	1.00	2,750.00	100	2002	2002	3	100	2,750	
2	0040	BARN, POLE	0	100	30	48	UT	2.50	2.50	100	2010	2010	3	100	3,600	
3	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
4	0296	SHED METAL	0	100	0	0	UT	500.00	500.00	100	2025	2024		100	500	

TOTALS		709 SW FEATHER LN, FORT WHITE		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU
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BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= N30 FOP= N12 W42 S74 E42 N12 W30 N50 E30\$ W30 S50 E30									
FGR= E22 N20 W22 S20\$ N20\$ PTR= E40 FUS= E30 N33 W15 S10 W15 S23\$ W40\$.									

LAND DESCRIPTION										TOTAL OB/XF										12,250				
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	13,000.00	13,000.00	65,000							