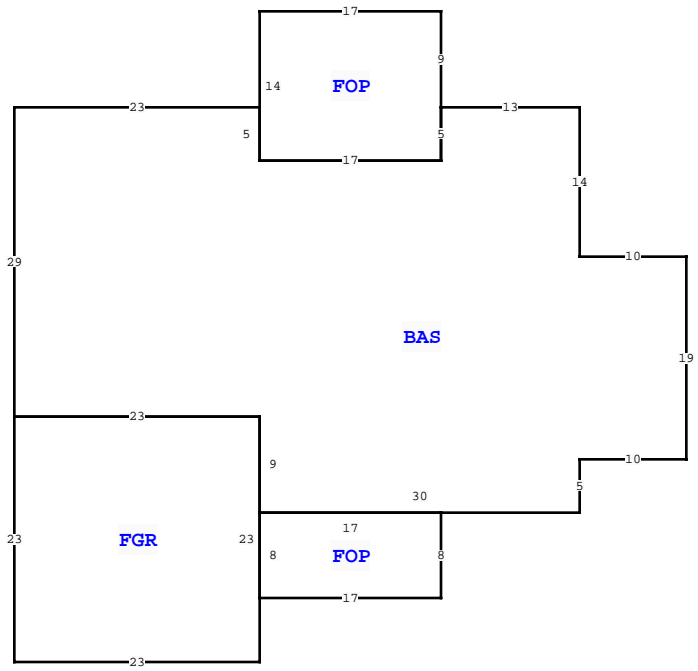


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	15 HARDTILE 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	3 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	04 04 100				
Kitchen Adjus	02 02 100				
Quality	07 07				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	26716.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100		1,912	320,503
FGR	529	55		291	48,780
FOP	136	30		41	6,872
FOP	238	30		71	11,902
TOTALS	2,815			2,315	388,058

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,315	157.5420	176.45	408,482	2015	2020	0	0	0	5.00	95.00
2 SINGLE FAM 100% - 2025 Heated Area: 1912 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			388,058
TOTAL MARKET OB/XF VALUE			58,448
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			459,826
SOH/AGL Deduction			193,370
ASSESSED VALUE			266,456
TOTAL EXEMPTION VALUE	HX HB 13		266,456
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			606,506
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			570,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32499	SFR	813	12/01/2014
32499	SFR	813	12/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/1389	3/14/2024	WD Q	Q	I	01	830,000
GRANTOR: JOHNSON FRED						
GRANTEE: ROMERO ALBERTO						
1261/0131	8/30/2013	WD U	I	12		59,000
GRANTOR: CAPITAL CITY BANK						
GRANTEE: FRED & ANN JOHNSON						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,120.00	UT	2.00	2.00	100	2015	2015	3	100	2,240	
3	0200	GARAGE F	0	100	40	30	UT	25.00	25.00	100	2024	2023		100	30,000	
4	0020	BARN, FR	0	100	42	28	UT	18.00	18.00	100	2024	2023		100	21,168	
5	0252	LEAN-TO W/	0	100	24	20	UT	8.00	8.00	100	2024	2023		100	3,840	

TOTAL OB/XF													58,448	
711 SW TRULUCK TER, FORT WHITE														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														05/07/2026
														MLU
														09/08/2022
														SPF

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W13 FOP= N9 W17 S14 E17 N5\$ S5 W17 N5 W23 S29 FGR= S23 E23 N23 W23\$ E23 S9 FOP= S8 E17 N8 W17\$ E30 N5 E10 N19 W10 N14\$.												

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	DPHT 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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000								
2	6200	A	PASTURE 3	0		A-1			19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320								
3	9910	M	MKT. VAL. AG	0		A-1			19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000								