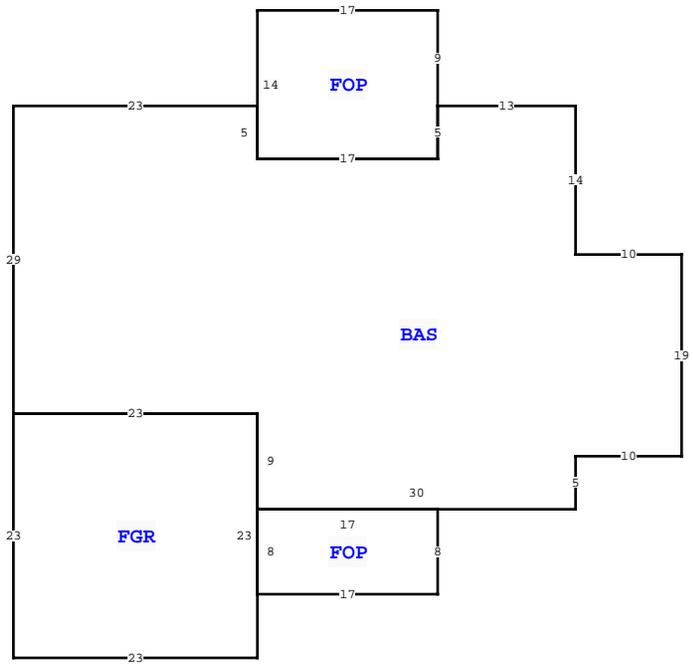


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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
BAS	1,912	100	
FGR	529	55	
FOP	136	30	
FOP	238	30	
TOTALS	2,815		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
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			394,985
TOTAL MARKET OB/XF VALUE			58,448
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			466,753
SOH/AGL Deduction			200,297
ASSESSED VALUE			266,456
TOTAL EXEMPTION VALUE	HX HB 13		266,456
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			613,433
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	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
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2015
2	0166	CONC, PAVMT	0	100	0	1,120.00	UT	2.00	2.00	100	2015
3	0200	GARAGE F	0	100	40	30	UT	25.00	25.00	100	2024
4	0020	BARN, FR	0	100	42	28	UT	18.00	18.00	100	2024
5	0252	LEAN-TO W/	0	100	24	20	UT	8.00	8.00	100	2024

TOTAL OB/XF											
58,448											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	
2	6200	A	PASTURE 3	0		A-1			19.00	AC	
3	9910	M	MKT. VAL. AG	0		A-1			19.00	AC	

BUILDING NOTES											
711 SW TRULUCK TER, FORT WHITE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2026 MLU											
09/08/2022 SPF											

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												
												58,448												
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							