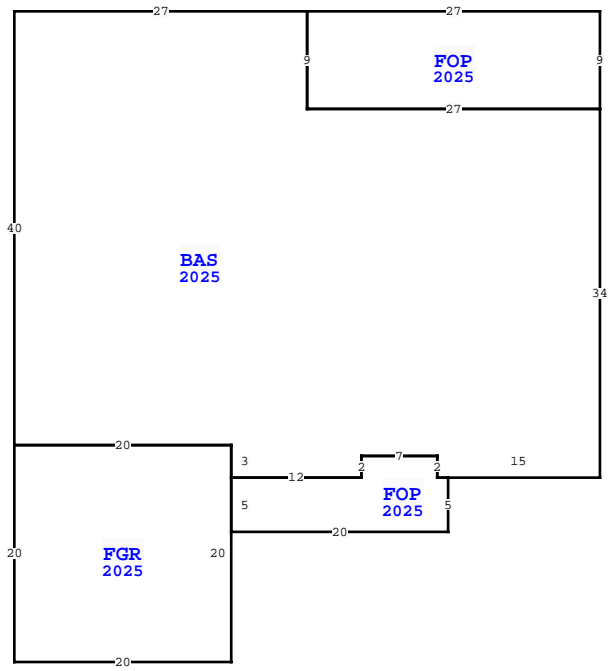




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1. 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	26716.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2025	2,005	244,010
FGR	400	55	2025	220	26,775
FOP	114	30	2025	34	4,138
FOP	243	30	2025	73	8,884
TOTALS	2,762			2,332	283,806

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: 2005					
						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		283,806	
TOTAL MARKET OB/XF VALUE		1,260	
TOTAL LAND VALUE - MARKET		73,710	
TOTAL MARKET VALUE		358,776	
SOH/AGL Deduction		172,534	
ASSESSED VALUE		186,242	
TOTAL EXEMPTION VALUE	HX HB VX VP	121,327	
BASE TAXABLE VALUE		64,915	
TOTAL JUST VALUE		358,776	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,633	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048191	New Residential C	375,000	09/19/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/2563	9/20/2021	WD Q	Q	V	01	60,000
GRANTOR: LIQUID PROPERTY GROUP						
GRANTEE: MCKINZEY MICHAEL D						
1445/1900	8/12/2021	WD U	U	V	37	35,000
GRANTOR: NEUFELD CARLA SEROTTA						
GRANTEE: LIQUID PROPERTY GRO						

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	0166	CONC, PAVMT	0	100	0	0			3.00	100	2025	2024		100	1,260	

366 SW RUM ISLAND TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=-10,-10] W27 N9 W27 S40 E20 S3 E12 N2 E7 S2 E15 N34 \$	
FGR=[YR=2025;ORIG=-64,21] E20 S20 W20 N20 \$	
POP=[YR=2025;ORIG=-37,-19] E27 S9 W27 N9 \$	
FOP=[YR=2025;ORIG=-25,22] W7 S2 W12 S5 E20 N5 W1 N2 \$	

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	5.67	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,710							