



| BUILDING CHARACTERISTICS | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|--------------|---------|-------|----------|-----------------------------|----------|----------------|-------------|----------------|----------------|-----|--------|-----------------|-------|---|--|-------------------|--|--|--|--|--|--|--|-------------------|------|-----------|-----|-----|--------|------------|-----------|------------|------|---|--|----|--------|
| ELEMENT | CD | CONSTRUCTION | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 23,800 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 88,800 SOH/AGL Deduction 2,120 ASSESSED VALUE 86,680 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 86,680 TOTAL JUST VALUE 88,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 78,800 | | | | | | | | | | | | | | | | | | | | | | |
| DOR CODE 9901 AC/XFOB | | | | | | | | | | | | | | | | PERMIT NUM 40839 DESCRIPTION TR/TRAILER AMT 0 ISSUED 10/02/2020 | | | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1348/2277</td> <td>11/08/2017</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>50,000</td> </tr> </tbody> </table> GRANTOR: NORTH FLORIDA TIMBERL GRANTEE: ARIEL D SANCHEZ & P | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1348/2277 | 11/08/2017 | WD Q | V | | 01 | 50,000 |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1348/2277 | 11/08/2017 | WD Q | V | | 01 | 50,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 27616.00 1.00/ | | | | | | | | | | | | | | | | BUILDING NOTES BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | 561 SW VIXEN LN, FORT WHITE | | | | | | | | | | BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 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 0 | 40 60 | 2,400.00 | UT | 7.00 | 7.00 | 100 | 2021 | 2020 | | 100 | 16,800 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 9945 | Well/Sept | 0 0 | 0 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | | | | | | | | | | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 23,800 | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| 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 | 0000 | C | VAC RES | 0 | | A-3 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | | | | | | |