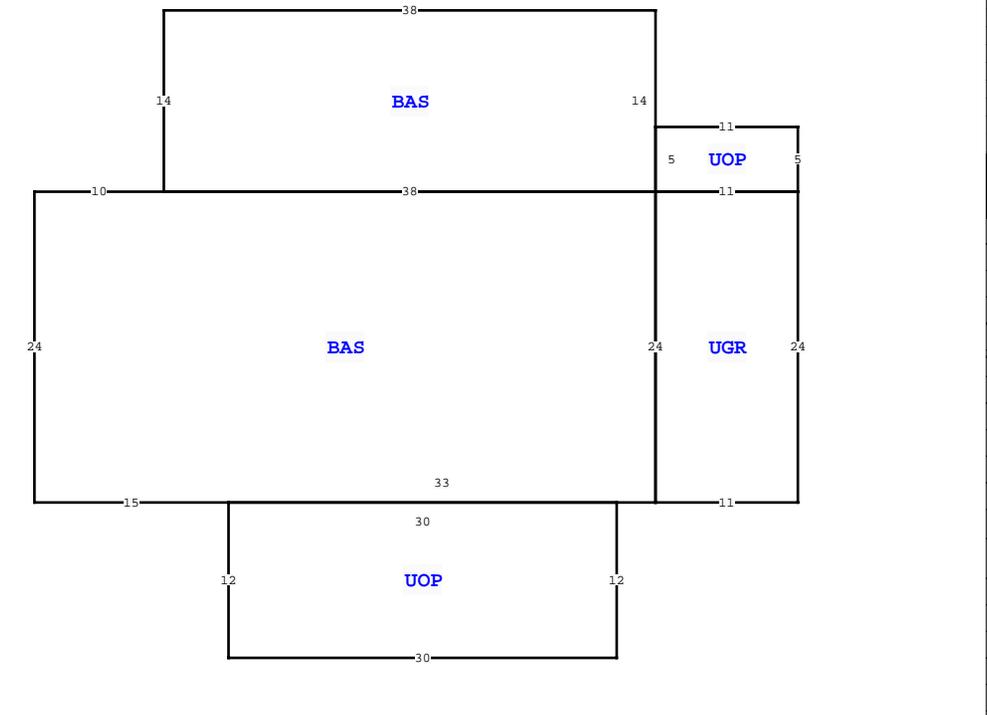




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,907	115.9000	73.02	139,249	1982	1982	0	0	60.00	40.00		



Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	27716.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	15,539
BAS	1,152	100		1,152	33,648
UGR	264	45		119	3,476
UOP	55	25		14	409
UOP	360	25		90	2,629
TOTALS	2,363			1,907	55,700

459 SW PICKFORD CT, FORT WHITE

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			55,700
TOTAL MARKET OB/XF VALUE			24,843
TOTAL LAND VALUE - MARKET			193,020
TOTAL MARKET VALUE			95,271
SOH/AGL Deduction			40,158
ASSESSED VALUE			55,113
TOTAL EXEMPTION VALUE	HX HB		30,113
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			273,563
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,483
XFOB:2:1: CHICKEN HOUSES			
BLDG:1:1: CONCORD MH			
XFOB:1:1: CONCORD MH			
SALE:1:1: WD REPLACING AGREEMENT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
36377	PUMP/UTPOL	50	02/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0800/2239	1/20/1995	WD Q	I			70,000
GRANTOR: MYRTLE ROWELL						
GRANTEE: DAVID M & CAROL M S						
0495/0284	8/01/1982	AG Q	I			58,000
GRANTOR:						
GRANTEE:						

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	100	0	0	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	200	
4	0031	BARN, MT AE	0	100	0	0	UT	7.50	7.50	75	2017	2017	3	75	16,043	
5	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W10 S24 E15 UOP= S12 E30 N12 W30\$ E33 UGR= E11 N24W11 S24\$ N24 UOP= E11 N5 W11 S5\$ BAS= N14 W38 S14 E38\$ W38\$.			

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	31.17	AC		1.00	1.00	1.00	280.00	280.00	8,728							
2	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	31.17	AC		1.00	1.00	1.00	6,000.00	6,000.00	187,020							