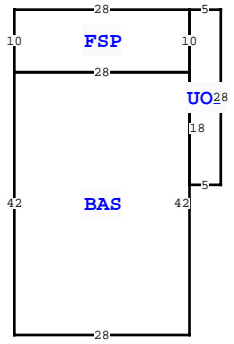




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 50			
Exterior Wall	15	CONC BLOCK 50			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 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	27717.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	95,504
FSP	280	40		112	9,095
FSP	280	40		112	9,095
UGR	1,176	45		529	42,960
UOP	140	20		28	2,274
TOTALS	3,052			1,957	158,930

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,957	111.5500	124.94	244,508	1986	1986	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0													
Heated Area: 1176													
HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	158,930			
TOTAL MARKET OB/XF VALUE	20,816			
TOTAL LAND VALUE - MARKET	29,585			
TOTAL MARKET VALUE	209,331			
SOH/AGL Deduction	0			
ASSESSED VALUE	209,331			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	209,331			
TOTAL JUST VALUE	209,331			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	209,907			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22493	POOL ENCL	0	11/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/2592	6/11/2015	WD Q	I	01		190,000
GRANTOR: JOHN E & PAMELA W THO						
GRANTEE: WILLIAM F III & TER						
0678/0482	3/08/1989	WD Q	I			85,000
GRANTOR: FAULKNER NORMAN						
GRANTEE: THOMAS JOHN &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
432 SE RIVERVIEW CIR, HIGH SPRINGS	

BUILDING DIMENSIONS	
UOP= W5 FSP= W28 S10 E28 N10\$ S10 BAS= W28 S42 E28 N42\$ S18 E5 N28\$ PTR=E30 UGR= E28 N42 FSP= N10 W28 S10 E28\$ W28S42\$ W30\$.	

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	0280	POOL R/CON	0	0 32 16	512.00	UT	70.00	70.00	100	1986	1986	3	40	14,336	
2	0282	POOL ENCL	0	0 40 24	960.00	UT	15.00	15.00	100	2014	2014	3	45	6,480	

LAND DESCRIPTION		TOTAL OB/XF														20,816								
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	0			0.00	0.00	118.34	FF		1.00	1.00	1.00	250.00	250.00	29,585							