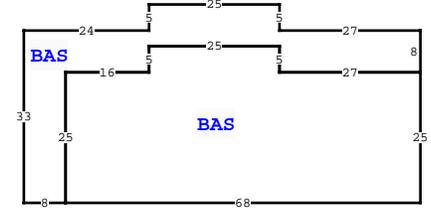
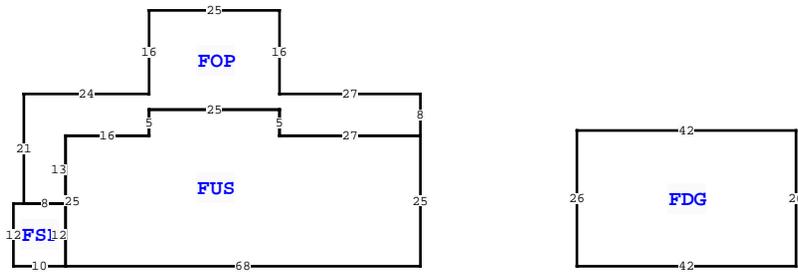


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual Units	05	CONV 100 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
1	SINGLE FAM	100%	- 2024		Heated Area: 4458					HX Base Yr 2024	



Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	28716.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	808	100		808	68,381
BAS	1,825	100		1,825	154,450
FDG	1,092	60		655	55,433
FOP	987	30		296	25,050
FSP	120	40		48	4,063
FUS	1,825	100		1,825	154,450
TOTALS	6,657			5,457	461,826

5276 SW COUNTY ROAD 138, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024
INC DATE		AG DATE	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	0260	PAVEMENT-A	0	100	660	10	6,600.00	UT	1.10	1.10	90	1993	1993	3	90	6,534	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1993	1993	3	100	2,750	
3	0166	CONC,PAVMT	0	100	19	38	722.00	UT	2.00	2.00	100	1993	1993	3	100	1,444	
4	0080	DECKING	0	100	0	0	1,168.00	UT	5.00	5.00	50	1993	1993	3	50	2,920	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			461,826
TOTAL MARKET OB/XF VALUE			13,648
TOTAL LAND VALUE - MARKET			288,765
TOTAL MARKET VALUE			482,501
SOH/AGL Deduction			11,280
ASSESSED VALUE			471,221
TOTAL EXEMPTION VALUE	HX HB VP		471,221
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			764,239
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			756,151

SALE:1:3: DEED IS #04273-001.
SALE:1:2: MULTI-PRCL SALE; OTHER PRCL # COVERED ON
SALE:1:1: TOTAL AC FOR THIS DEED IS 87.80 AC WITH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/117	12/10/2025	LE U	I	I	14	100
GRANTOR: BERRY CHRISTOPHER L						
GRANTEE: BERRY CHRISTOPHER L						
1414/2212	5/28/2020	WD Q	I	I	05	1,290,000
GRANTOR: MELVIN J ERB JR & SUS						
GRANTEE: CHRISTOPHER L & EST						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= N8 W27 N5 W25 S5 W24 S33 E8 N25 E16 N5 E25 S5 E27\$ BAS= W27 N5 W25 S5 W16 S25 E68 N25 \$ PTR= N50 FUS= N25 FOP= N8 W27 N16 W25 S16 W24 S21 FSP= W2 S12 E10 N12 W8 \$ E8 N13 E16 N5 E25 S5 E27 \$ W27 N5 W25 S5 W16 S25 E68\$ PTR= E30 FDG= E42 N26 W42 S26\$ W30\$ S50\$.

LAND DESCRIPTION																								
TOTAL OB/XF 13,648																								
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			0.00	0.00	1.00	AC		1.00	1.00	0.50	9,000.00	4,500.00	4,500							
2	5910	A	SWAMP/CYPRES	100					63.17	AC		1.00	1.00	1.00	40.00	40.00	2,527							
3	9910	M	MKT.VAL.AG	100					63.17	AC		1.00	1.00	0.50	9,000.00	4,500.00	284,265							