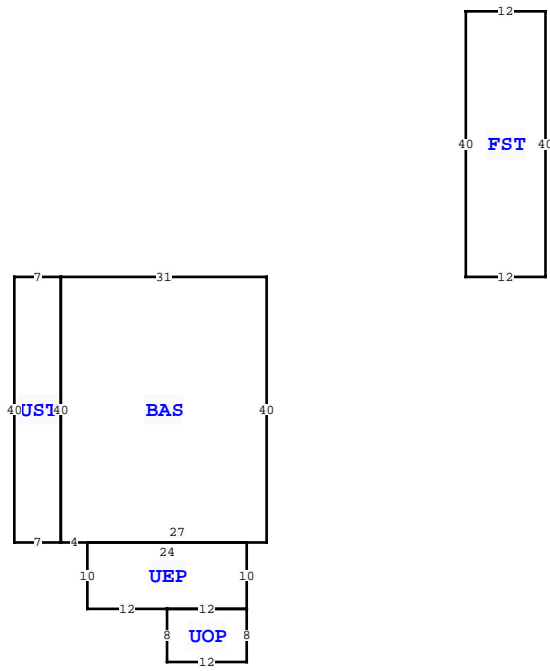


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
02	WALL BD/WD 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
02	CONVECTION 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
04	04				
0101	SFRES/SFRES				
			02		
NEIGHBORHOOD/LOC		29616.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100		1,240	44,377
FST	480	55		264	9,448
UEP	240	60		144	5,154
UOP	96	20		19	680
UST	280	45		126	4,509
TOTALS	2,336			1,793	64,168

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,793	79.8798	89.47	160,420	1975	1975	0	0	25	35.00	40.00
1 SINGLE FAM			100% - 2026	Heated Area: 1240			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 5	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		93,446	
TOTAL MARKET OB/XF VALUE		21,350	
TOTAL LAND VALUE - MARKET		76,500	
TOTAL MARKET VALUE		191,296	
SOH/AGL Deduction		0	
ASSESSED VALUE		191,296	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		134,885	
TOTAL JUST VALUE		191,296	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		158,649	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051554	Electrical Servic	0	11/19/2024
41172	ELECTRICAL		01/19/2021
7508	M H	40	08/20/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/2414	4/29/2022	WD	Q	I	01	155,000
GRANTOR: MIHAN CHRISTOPHER						
GRANTEE: HOWARD THOMAS						
1340/1080	7/06/2017	WD	Q	I	01	80,000
GRANTOR: JOSEPH A CHATMAN SR						
GRANTEE: CHRISTOPHER MIHAN &						

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	0021	BARN,FR AE	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	500
2	0011	BARN,BLK A	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	500
3	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	0	0	3	100	250
4	0020	BARN,FR	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	500
5	9947	Septic	0	100	0	0	0	5.00	UT 3,000.00	3,000.00	100			3	100	15,000
6	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	250
7	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	250
8	0294	SHED WOOD/	0	100	0	0	0	2.00	UT 50.00	50.00	100	1993	1993	3	100	100
9	0255	MBL HOME S	0	100	0	0	0	6.00	UT 500.00	500.00	100	1993	1993	3	100	3,000
10	0255	MBL HOME S	0	100	0	0	0	2.00	UT 500.00	500.00	100	2002	2002	3	100	1,000

TOTAL OB/XF										21,350														
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	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500							
2	0200	C	MBL HM	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,000							
3	0700	C	MISC RES	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W31 S40 E4 E27 N40 \$									
FST=[ORIG=30,0] E12 N40 W12 S40 \$									
UST=[ORIG=-31,0] W7 S40 E7 N40 \$									
UEP=[ORIG=-27,40] S10 E12 E12 N10 W24 \$									
UOP=[ORIG=-15,50] S8 E12 N8 W12 \$.									

LAND DESCRIPTION		TOTAL OB/XF 21,350																						
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	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500							
2	0200	C	MBL HM	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,000							
3	0700	C	MISC RES	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							

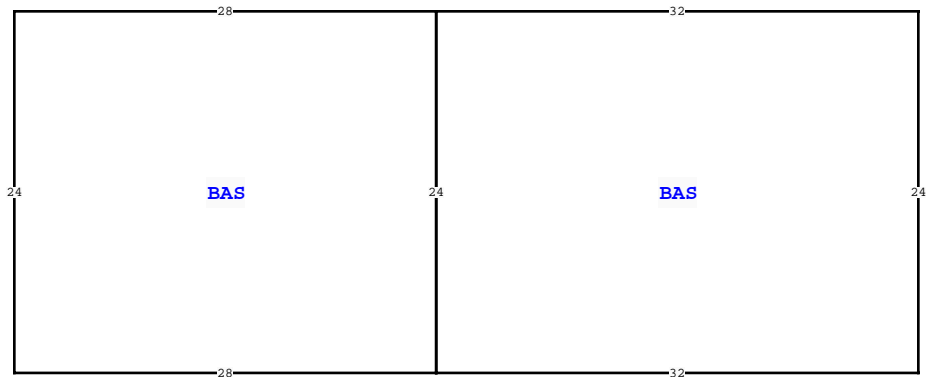
COMM NE COR OF SW1/4 OF NE1/4, R
FOR POB, RUN S 420 FT, W 89.95 F
TO NE'LY R/W US-27, NW 426.73 FT

HOWARD THOMAS/HOWARD DENISE LAVALLEE
127 SW JOSEPH CT
FORT WHITE, FL 32038

2026

29-6S-16-03969-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 50	
Exterior Wall	16	WD FR STUC 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		3 100	
Bathrooms		0 100	
Frame	01	NONE 100	
Stories	1.1	1. 100	
Architectural Units	05	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0101 SFRES/SFRES		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
BAS	768	100	
TOTALS	1,440		1,440 5,564

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	WAREH	STOR	0%	- 2026								
				Heated Area: 1440				HX Base Yr	2026			
												
				TOTALS	1,440		1,440	5,564				

COLUMBIA COUNTY PROPERTY		PAGE 2 of 5	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			93,446
TOTAL MARKET OB/XF VALUE			21,350
TOTAL LAND VALUE - MARKET			76,500
TOTAL MARKET VALUE			191,296
SOH/AGL Deduction			0
ASSESSED VALUE			191,296
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			134,885
TOTAL JUST VALUE			191,296
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/2414	4/29/2022	WD	Q	I	01	155,000
GRANTOR: MIHAN CHRISTOPHER						
GRANTEE: HOWARD THOMAS						
1340/1080	7/06/2017	WD	Q	I	01	80,000
GRANTOR: JOSEPH A CHATMAN SR						
GRANTEE: CHRISTOPHER MIHAN &						

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															
116 SW LOLA CT, FORT WHITE																											
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td>05/06/2026</td> <td>MLU</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>													BLD DATE		LGL DATE	05/06/2026	MLU	XF DATE		LAND DATE			INC DATE		AG DATE		
BLD DATE		LGL DATE	05/06/2026	MLU																							
XF DATE		LAND DATE																									
INC DATE		AG DATE																									
TOTALS																											

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W28 S24 E28 BAS= E32 N24 W32 S24\$ N24\$.												

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	

