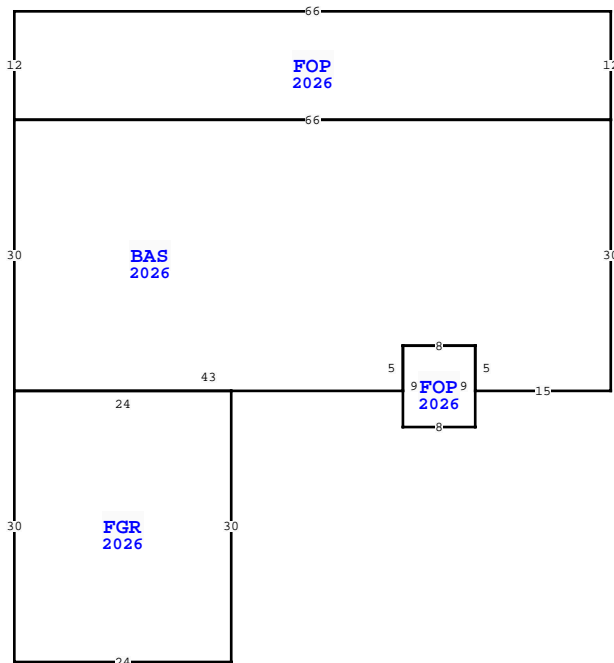




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	29617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,940	100	2026
FGR	720	55	2026
FOP	72	30	2026
FOP	792	30	2026
TOTALS	3,524		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,596	109.6100	122.76	318,685	2025	2025	0	0	0.00	100.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1940 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			318,685
TOTAL MARKET OB/XF VALUE			1,560
TOTAL LAND VALUE - MARKET			156,750
TOTAL MARKET VALUE			476,995
SOH/AGL Deduction			7,837
ASSESSED VALUE			469,158
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			469,158
TOTAL JUST VALUE			476,995
NCON VALUE			320,245
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050811	New Residential C	300,000	09/13/2024
000050291	Right-of-Way Acce		07/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/554	7/26/2024	WD	U	V	11	100
GRANTOR: REYNA NANCY N						
GRANTEE: REYNA NANCY N						
1141/1266	1/18/2008	WD	Q	V		140,000
GRANTOR: LYNCH						
GRANTEE: NANCY REYNA						

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
1	0166	CONC,PAVMT	0	0	0	0		3.00	100	2026	2025	100
1965 SW COUNTY ROAD 18, FORT WHITE												

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=-80,-20] W66 S30 E43 N5 E8 S5 E15 N30 \$												
FOP=[YR=2026;ORIG=-146,-32] E66 S12 W66 N12 \$												
FGR=[YR=2026;ORIG=-146,10] E24 S30 W24 N30 \$												
POP=[YR=2026;ORIG=-103,5] E8 S9 W8 N9 \$												

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	0100	C	SFR	0		A-1	0.00	0.00	9.50	AC		1.00	1.00	1.50	11,000.00	16,500.00	156,750								