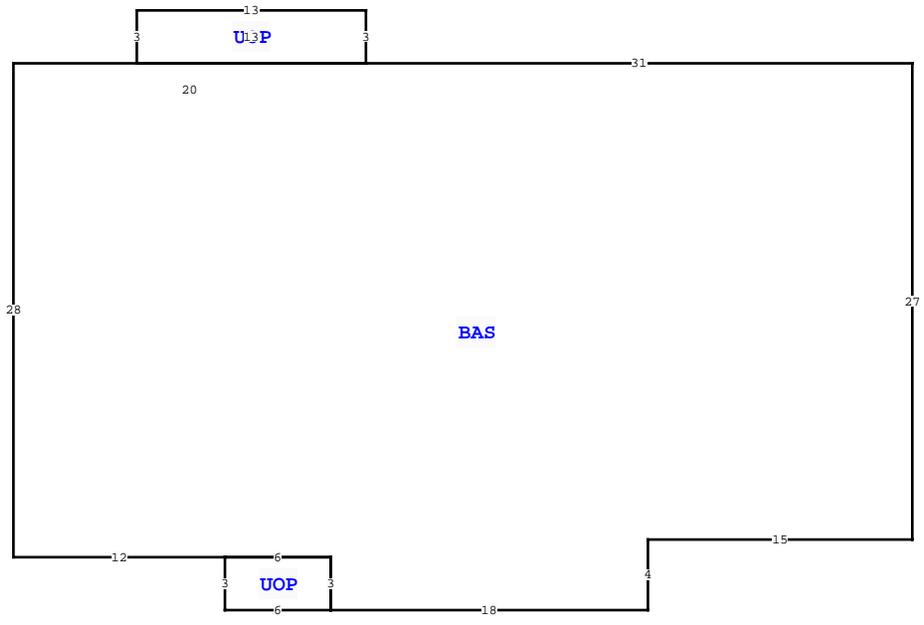


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	02	WALL	BD/WD	100	
Interior Floor	06	VINYL	ASB	100	
Air Condition	01	NONE	100		
Heating Type	02	CONVECTION	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectural Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	5000	IMPROVED	AG		
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	30216.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,467	100		1,467	86,954
UOP	18	20		4	237
UOP	39	20		8	475
TOTALS	1,524			1,479	87,666

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	0%	- 0		134,870	1960	1960	0	0	35.00	65.00
Heated Area: 1467 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			87,666
TOTAL MARKET OB/XF VALUE			17,955
TOTAL LAND VALUE - MARKET			262,500
TOTAL MARKET VALUE			130,651
SOH/AGL Deduction			972
ASSESSED VALUE			129,679
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			129,679
TOTAL JUST VALUE			368,121
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041950	Roof Replacement	8,720	05/19/2021
15860	M H	125	08/04/1999
10804	M H	125	02/26/1996
9420	M H	125	03/07/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/1833	3/26/2015	WD U	I	11		100

GRANTOR: INEZ GARDNER K/N/A IN  
GRANTEE: INEZ JONES COATS &

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	0	10	13	130.00	UT	3.50	3.50	100	1993	1993	3	100	455	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
5	0060	CARPOT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0070	CARPOT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
10	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

TOTAL OB/XF												16,955												
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	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	6200	A	PASTURE 3	0			0.00	0.00	65.00	AC		1.00	1.00	1.00	280.00	280.00	18,200							
3	5200	A	CROPLAND 2	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	74.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	259,000							

BUILDING NOTES											
BAS= W31 UOP= N3 W13 S3 E13\$ W20 S28 E12 UOP= S3 E6 N3 W6\$ E6 S3 E18 N4 E15 N27\$.											

BUILDING DIMENSIONS											
BAS= W31 UOP= N3 W13 S3 E13\$ W20 S28 E12 UOP= S3 E6 N3 W6\$ E6 S3 E18 N4 E15 N27\$.											

S1/2 OF NW1/4 & N1/2 OF SW1/4  
 AS LIES W OF WHITE SPRINGS RD  
 EX 5 AC IN NE COR OF SW1/4 OF

COATS INEZ JONES/ADAMS EFFIE JONES  
 19805 SW 134TH AVE  
 MIAMI, FL 33177

**2026**

30-2S-16-01791-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD	VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD	VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD				
DOR CODE										5000 IMPROVED AG																			
MAP NUM										MKT AREA										03									
NEIGHBORHOOD/LOC										30216.00 1.00/																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
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													
11	0285	SALVAGE	0	0	0	0		1,000.00	1,000.00	100	2023	2022		100	1,000														
LAND DESCRIPTION										TOTAL OB/XF										1,000									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
REVIEW DATE										12/14/2022										BY JD									
Total Acres:										75.00										Total Land Value: 25,030									
Market:										259,000										Agricultural: 21,530									
Common:										3,500										PRINTED 05/08/2026 BY SYS									

VALUATION SUMMARY		STANDARD
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/1833	3/26/2015	WD U		I	11	100
GRANTOR: INEZ GARDNER K/N/A IN						
GRANTEE: INEZ JONES COATS &						

BUILDING NOTES	

BUILDING DIMENSIONS	