

BEG AT NW COR OF S1/2 OF NW1/4
OF NE1/4, RUN E 527.51 FT, S
983.46 FT, W 525.47 FT, NORTH

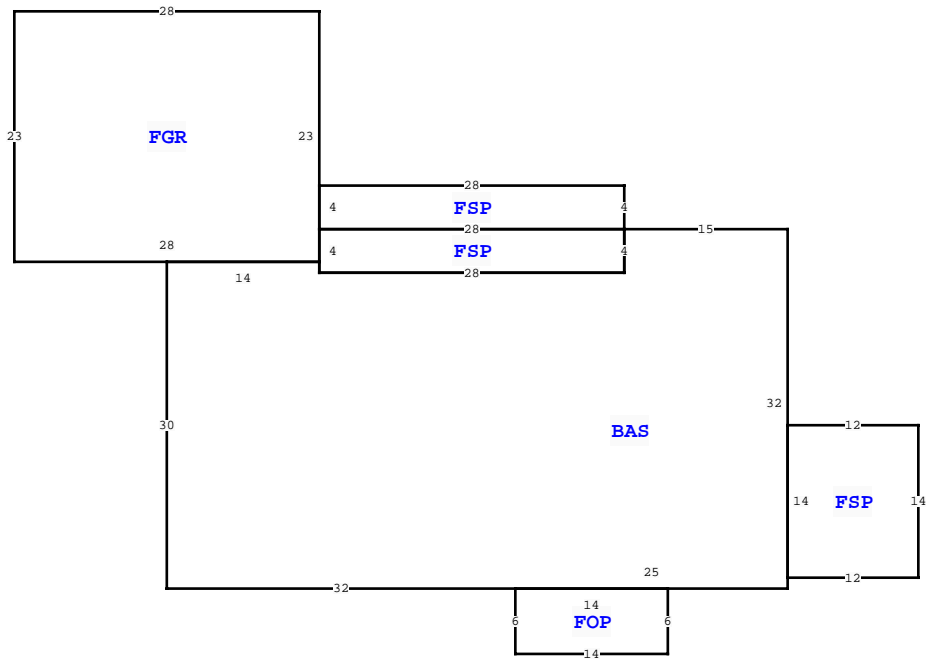
GILLETTE CHARLES J/GILLETTE MELISSA L
PO BOX 763
FORT WHITE, FL 32038

2026

30-6S-16-03986-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,727	100	
FGR	644	55	
FOP	84	30	
FSP	112	40	
FSP	112	40	
FSP	168	40	
TOTALS	2,847		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,263	108.5430	121.57	275,113	1999	1999	0	0	26.00	74.00
2 SINGLE FAM 100% - 2018 Heated Area: 1727 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			203,584
TOTAL MARKET OB/XF VALUE			37,200
TOTAL LAND VALUE - MARKET			213,420
TOTAL MARKET VALUE			256,498
SOH/AGL Deduction			75,967
ASSESSED VALUE			180,531
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			129,120
TOTAL JUST VALUE			454,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			421,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042575	Roof Replacement	11,500	08/18/2021
19891	POOL	175	08/26/2002
15283	SFR	280	03/25/1999
9788	M H	125	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0956	6/08/2017	WD	Q	I	01	200,000

GRANTOR: KENT MCCORD
GRANTEE: CHARLES J & MELISSA
1275/0726 5/27/2014 WD Q I 01 280,000
GRANTOR: RAYMOND & TERESA METR
GRANTEE: KENT MCCORD

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	648.00	UT	1.50	1.50	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	0280	POOL R/CON	0	100	18	40	720.00	UT	70.00	70.00	100
4	0282	POOL ENCL	0	100	32	54	1,728.00	UT	15.00	15.00	100
5	0020	BARN, FR	0	100	20	30	600.00	UT	7.50	7.50	100

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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	34.57	AC	1.00
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	34.57	AC	1.00

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	100		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	6,000.00	6,000.00	6,000								
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	34.57	AC	1.00	1.00	1.00	281.00	281.00	9,714								
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	34.57	AC	1.00	1.00	1.00	6,000.00	6,000.00	207,420								