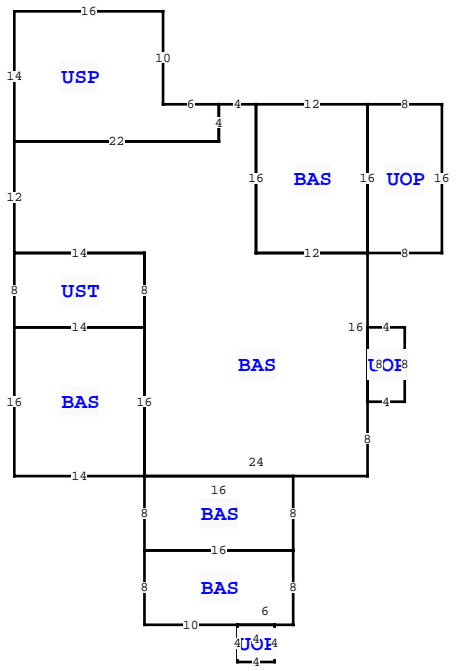


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,748	69.6780	78.04	136,414	1980	1980	0	0	0	35.00	65.00		
1 SINGLE FAM			100% - 0	Heated Area: 1576				HX Base Yr						



Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	30617.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	6,493
BAS	128	100		128	6,493
BAS	192	100		192	9,740
BAS	224	100		224	11,363
BAS	904	100		904	45,856
UOP	16	20		3	152
UOP	32	20		6	304
UOP	128	20		26	1,319
USP	248	35		87	4,413
UST	112	45		50	2,536
TOTALS	2,112			1,748	88,669

431 SW BEAVER ST, FORT WHITE

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

EXTRA FEATURES														TOTAL OB/XF									
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150							
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400							
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400							
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200							
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50							
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50							

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	5.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,650							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			88,669
TOTAL MARKET OB/XF VALUE			1,250
TOTAL LAND VALUE - MARKET			65,650
TOTAL MARKET VALUE			155,569
SOH/AGL Deduction			73,613
ASSESSED VALUE			81,956
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			30,545
TOTAL JUST VALUE			155,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0631/0500	8/10/1987	PR Q	Q	I		8,000
GRANTOR: GIANNINI MARY &						
GRANTEE: GASKINS KARLA E						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W4 USP= W6 N10 W16 S14 E22 N4\$ S4 W22 S12 UST= S8 E14 N8 W14\$ E14 S8 BAS= W14 S16 E14 N16\$ S16 BAS= S8 BAS= S8 E10 UOP= S4 E4 N4 W4\$ E6 N8 W16 \$ E16 N8 W16\$ E24 N8 UOP= E4 N8 W4 S8\$ N16 UOP= E8 N16 W8 S16\$ BAS= N16 W12 S16 E12\$ W12 N16\$.									