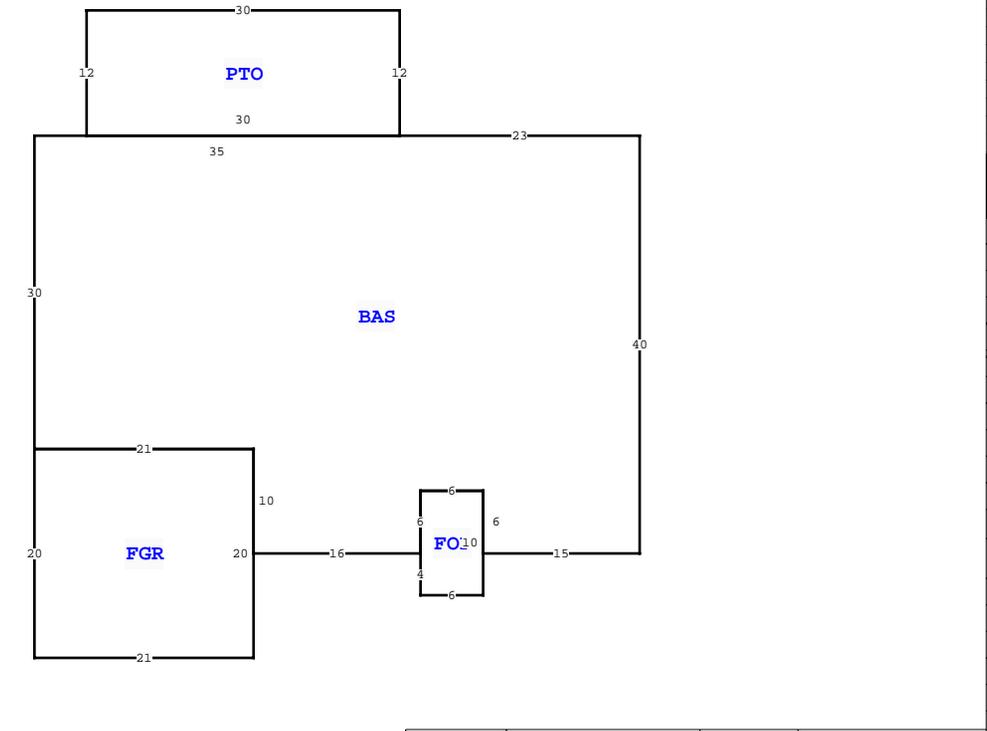




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.010	1.00/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,341	133.4817	152.17	356,230	1995	1995	0	0	30.00	70.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		249,361	
TOTAL MARKET OB/XF VALUE		10,584	
TOTAL LAND VALUE - MARKET		53,130	
TOTAL MARKET VALUE		313,075	
SOH/AGL Deduction		120,543	
ASSESSED VALUE		192,532	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		141,121	
TOTAL JUST VALUE		313,075	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054009	Electrical Servic		09/09/2025
000053956	Right-of-Way Acce		09/01/2025
000041815	Storage Building	9,000	04/28/2021
9926	SFR	330	07/06/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1077/2735	1/06/2006	QC	Q	I	03	0

GRANTOR: MICHELLE P CHITTUM
 GRANTEE: RANDALL C CHITTUM
 0796/1951 10/13/1994 WD Q V 03 0
 GRANTOR: EDD C & LUCILLE K CHI
 GRANTEE: RANDALL C CHITTUM

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W23 PTO= N12 W30 S12 E30\$ W35 S30 FGR= S20 E21 N20W21\$ E21 S10 E16 FOP= S4 E6 N10 W6 S6\$ N6 E6 S6 E15 N40\$.	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100		2,074	220,921
FGR	420	55		231	24,606
FOP	60	30		18	1,917
PTO	360	5		18	1,917
TOTALS	2,914			2,341	249,361

EXTRA FEATURES		473 SW THORNE LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.50
2	0296	SHED METAL	0.00
3	0060	CARPORT F	15.00

TOTAL OB/XF															10,584									
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
1	0100	C	SFR	100		00	0.00	0.00	2.31	AC		1.00	1.00	1.00	23,000.00	23,000.00	53,130							

LAND DESCRIPTION		TOTAL OB/XF		10,584																				
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
1	0100	C	SFR	100		00	0.00	0.00	2.31	AC		1.00	1.00	1.00	23,000.00	23,000.00	53,130							