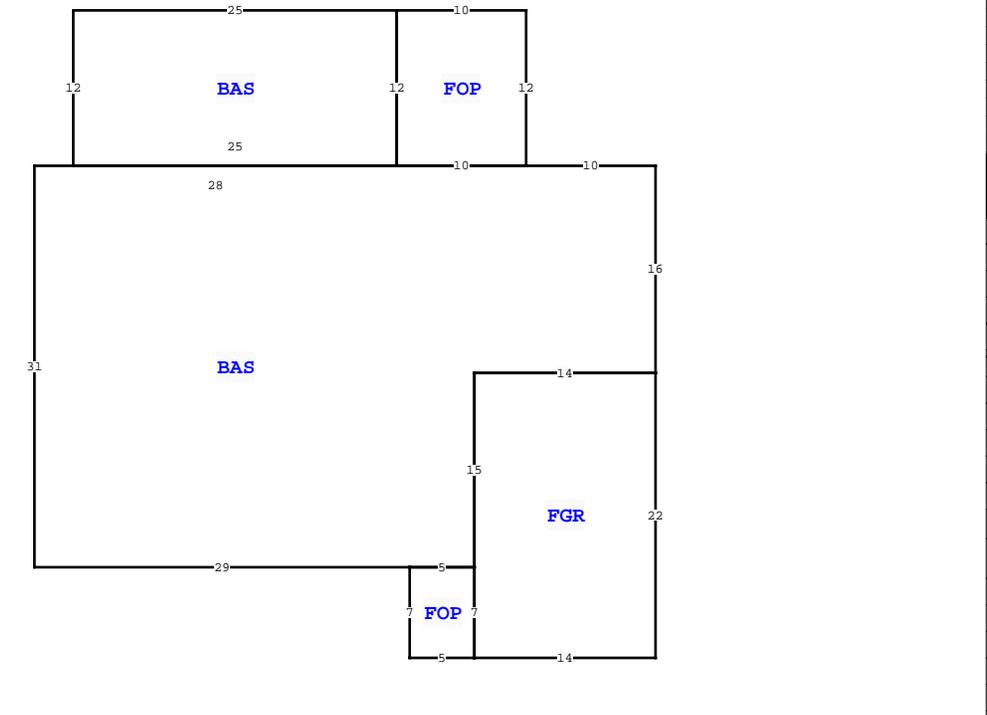


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,793	123.8000	141.13	253,046	1986	2000	0	0	25.00	75.00



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
05 05	0100	SINGLE FAMILY	30717.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	31,754
BAS	1,278	100		1,278	135,273
FGR	308	55		169	17,888
FOP	35	30		10	1,058
FOP	120	30		36	3,811
TOTALS	2,041			1,793	189,784

521 SW THORNE LN, FORT WHITE

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

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	0166	CONC,PAVMT	0	100	9	15	1.00	UT	0.00	100	0	0	3	100	189	
2	0258	PATIO	0	100	9	12	1.00	UT	0.00	100	0	0	3	100	151	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1993	1993	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	600	
5	0251	LEAN TO W/	0	100	10	20	200.00	UT	2.50	100	1993	1993	3	100	500	
6	0251	LEAN TO W/	0	100	10	20	200.00	UT	2.50	100	1993	1993	3	100	500	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	500	

TOTAL OB/XF 16,776

LAND DESCRIPTION																								
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		00	0.00	0.00	2.33	AC		1.00	1.00	1.00	23,000.00	23,000.00	53,590							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Standard	
BUILDING MARKET VALUE		189,784	
TOTAL MARKET OB/XF VALUE		16,776	
TOTAL LAND VALUE - MARKET		53,590	
TOTAL MARKET VALUE		260,150	
SOH/AGL Deduction		77,385	
ASSESSED VALUE		182,765	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		131,354	
TOTAL JUST VALUE		260,150	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/0308	4/14/2020	WD Q	Q	I	01	235,000
GRANTOR: TIMMY & RHONDA T ROGE						
GRANTEE: SEAN M & MISTY MCCA						
0581/0083	12/01/1985	WD Q	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W10 FOP= N12 W10 S12 E10\$ W10 BAS= N12 W25 S12 E25\$ W28 S31 E29 FOP= S7 E5 N7 W5\$ E5 FGR= S7 E14 N22 W14 S15\$ N15 E14 N16\$.