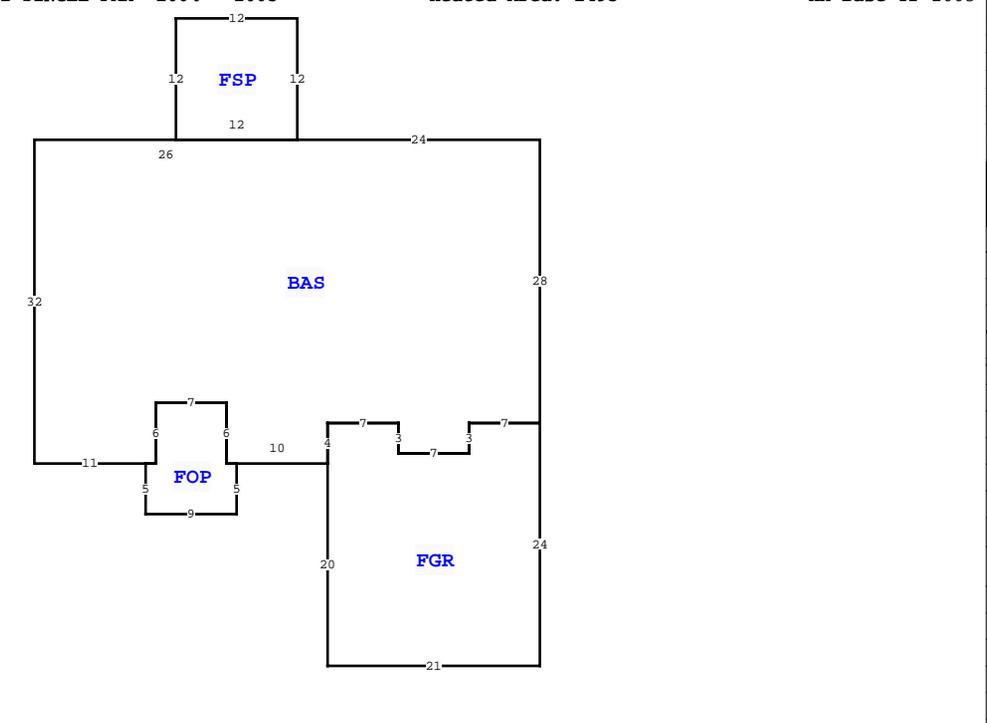


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,845	124.9402	142.43	262,783	1996	1996		0	0	35.00	65.00



MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	30717.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100		1,495	138,406
FGR	483	55		266	24,626
FOP	87	30		26	2,407
FSP	144	40		58	5,370
TOTALS	2,209			1,845	170,809

528 SW MAGNOLIA LN, FORT WHITE

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

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	17	25	425.00	UT	1.50	1.50	100	1996	1996	3	100	638	
2	0040	BARN, POLE	0	100	24	36	864.00	UT	2.50	2.50	100	1996	1996	3	100	2,160	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	

TOTAL OB/XF 5,298

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	2.19	AC		1.00	1.00	1.00	23,000.00	23,000.00	50,370							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	170,809			
TOTAL MARKET OB/XF VALUE	5,298			
TOTAL LAND VALUE - MARKET	50,370			
TOTAL MARKET VALUE	226,477			
SOH/AGL Deduction	83,935			
ASSESSED VALUE	142,542			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	91,131			
TOTAL JUST VALUE	226,477			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	223,479			

SALE:3:1: LOT 27 SANTA FE RIVER PLANTATIONS
SALE:2:1: LOT 27 SANTA FE RIVER PLANTATIONS
LAND:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10421	SFR	255	11/08/1995
7467	SFR	32,000	08/09/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/1565	8/15/2002	WD	Q	I		115,000
GRANTOR: CHARLIE VANOVER						
GRANTEE: BOBBY & MARJORIE TE						
0861/2073	6/15/1998	WD	Q	I		93,200
GRANTOR: THIBAUT COLETTE I						
GRANTEE: CHARLIE VANOVER						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W24 FSP= N12 W12 S12 E12\$ W26 S32 E11 FOP= S5 E9 N5 W1 N6 W7 S6 W1\$ E1 N6 E7 S6E10 FGR= S20 E21 N24 W7 S3 W7N3 W7 S4\$ N4 E7 S3 E7 N3 E7 N28\$.												