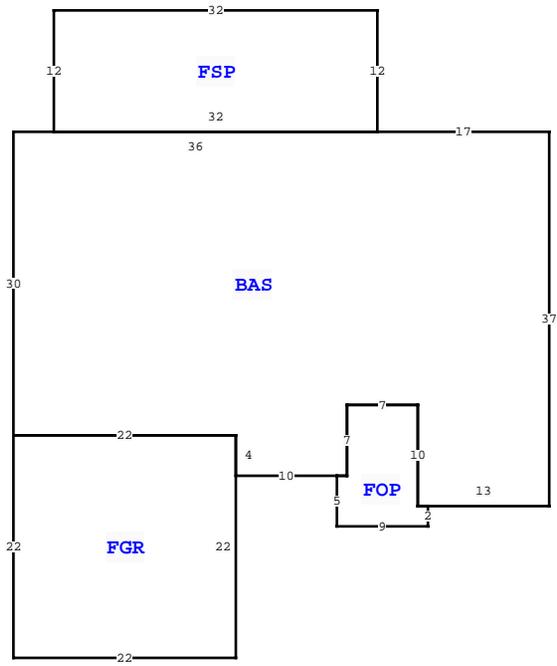




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	03	MASONRY	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/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100		1,704	182,141
FGR	484	55		266	28,433
FOP	91	30		27	2,886
FSP	384	40		154	16,461
TOTALS	2,663			2,151	229,921

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2012								
Heated Area: 1704						HX Base Yr 2012					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			229,921
TOTAL MARKET OB/XF VALUE			31,523
TOTAL LAND VALUE - MARKET			47,150
TOTAL MARKET VALUE			308,594
SOH/AGL Deduction			104,425
ASSESSED VALUE			204,169
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			152,758
TOTAL JUST VALUE			308,594
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045875	Roof Replacement	12,000	11/08/2022
29648	REMODEL	115	08/24/2011
29435	POOL	175	05/27/2011
17302	SFR	275	08/09/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/2616	3/21/2001	WD Q	Q	I		112,000
GRANTOR: DENNIS & DEBORAH DOWD						
GRANTEE: NELSON & LINDA DOWD						

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	0	631.00	UT	1.50	1.50	100	2000	2000	3	100	947	
2	0280	POOL R/CON	0	100	15	450.00	UT	70.00	70.00	100	2011	2011	3	68	21,420	
3	0282	POOL ENCL	0	100	27	1,026.00	UT	15.00	15.00	100	2011	2011	3	40	6,156	
4	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500	
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
TOTALS															31,523	

BUILDING NOTES														
370 SW MAGNOLIA LN, FORT WHITE														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
05/06/2026 MLU														

BUILDING DIMENSIONS														
BAS= W17 FSP= N12 W32 S12 E32\$ W36 S30 FGR= S22 E22 N22 W22\$ E22 S4 E10 FOP= S5 E9 N2 W1 N10 W7 S7 W1\$ E1 N7 E7 S10 E13 N37\$.														

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		00	0.00	0.00	2.05	AC		1.00	1.00	1.00	23,000.00	23,000.00	47,150							