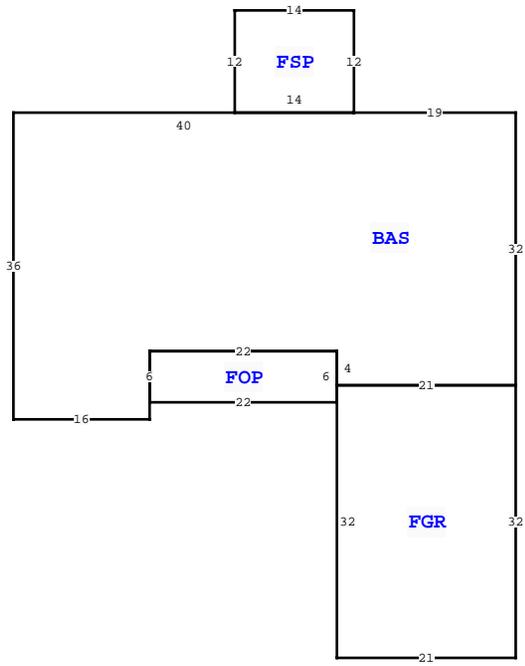


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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

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	121.7502	138.80	324,931	1998	2000	0	0	0	25.00	75.00
1 SINGLE FAM 100% - 2016 Heated Area: 1864 HX Base Yr 2016												



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100		1,864	194,042
FGR	672	55		370	38,517
FOP	132	30		40	4,164
FSP	168	40		67	6,975
<b>TOTALS</b>	<b>2,836</b>			<b>2,341</b>	<b>243,698</b>

674 SW WOODLAND AVE, 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	0	968.00	UT	3.00	3.00	100	1998	1998	3	100	2,904	
2	0280	POOL R/CON	0	100	12	288.00	UT	70.00	70.00	100	2008	2008	3	58	11,693	
3	0282	POOL ENCL	0	100	24	720.00	UT	15.00	15.00	100	2008	2008	3	40	4,320	
4	0210	GARAGE U	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
5	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
8	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	

TOTAL OB/XF 25,817

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	1.78	AC		1.00	1.00	1.00	23,000.00	23,000.00	40,940							

COLUMBIA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	243,698		
TOTAL MARKET OB/XF VALUE	25,817		
TOTAL LAND VALUE - MARKET	40,940		
TOTAL MARKET VALUE	310,455		
SOH/AGL Deduction	102,920		
ASSESSED VALUE	207,535		
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE	156,124		
TOTAL JUST VALUE	310,455		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	309,968		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046097	Roof Replacement	2,840	12/14/2022
000045639	Roof Replacement	32,959	10/07/2022
26744	POOL ENCL	80	02/12/2008
26655	POOL	205	01/23/2008
14322	SFR	305	07/28/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/1394	12/23/2019	QC	U	I	11	100
GRANTOR: JOSEPH & BRITTANY SAM						
GRANTEE: JOSEPH & BRITTANY S						
1348/1261	11/16/2017	WD	U	I	11	100
GRANTOR: BRITTANY KEIP & JOSEP						
GRANTEE: JOSEPH & BRITTANY S						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W19 FSP= N12 W14 S12 E14\$ W40 S36 E16 N2 FOP= E22 N6 W22 S6\$ N6 E22 S4 FGR= S32 E21 N32 W21\$ E21 N32\$.												