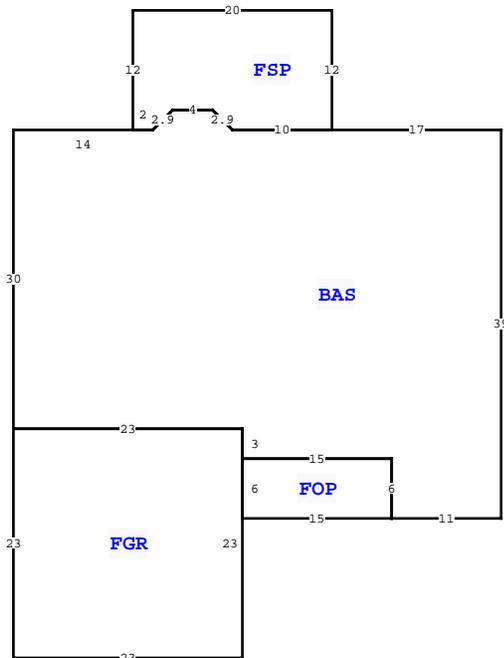




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,626	100	
FGR	529	55	
FOP	90	30	
FSP	228	40	
TOTALS	2,473		

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%	- 2025		309,483	1997	2005	0	0	20.00	80.00
Heated Area: 1626 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			247,586
TOTAL MARKET OB/XF VALUE			5,113
TOTAL LAND VALUE - MARKET			51,520
TOTAL MARKET VALUE			304,219
SOH/AGL Deduction			0
ASSESSED VALUE			304,219
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			252,808
TOTAL JUST VALUE			304,219
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050411	Roof Replacement	15,945	07/22/2024
11301	SFR	270	06/20/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2667	8/01/2024	WD Q	Q	I	01	380,000
GRANTOR: PAUL J & JANE MCNAUGH						
GRANTEE: WILLIAMS JAMES NELS						
1079/1958	3/31/2006	WD Q	Q	I		239,900
GRANTOR: JUSTIN P SPENCE & KEL						
GRANTEE: PAUL J & JANE MCNAU						

EXTRA FEATURES		234 SW BAY PL, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0180	FPLC 1STRY	0 100
3	0070	CARPORT UF	0 100
4	0294	SHED WOOD/	0 100

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W17 W10 U2L2 W4 D2L2 W14 S30 E23 S3 E15 S6 E11 N39 \$	
FGR=[ORIG=-49,30] S23 E23 N23 W23 \$	
FSP=[ORIG=-17,0] N12 W20 S12 E2 U2R2 E4 D2R2 E10 \$	
FOP=[ORIG=-26,33] S6 E15 N6 W15 \$	

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	2.24	AC		1.00	1.00	1.00	23,000.00	23,000.00	51,520							