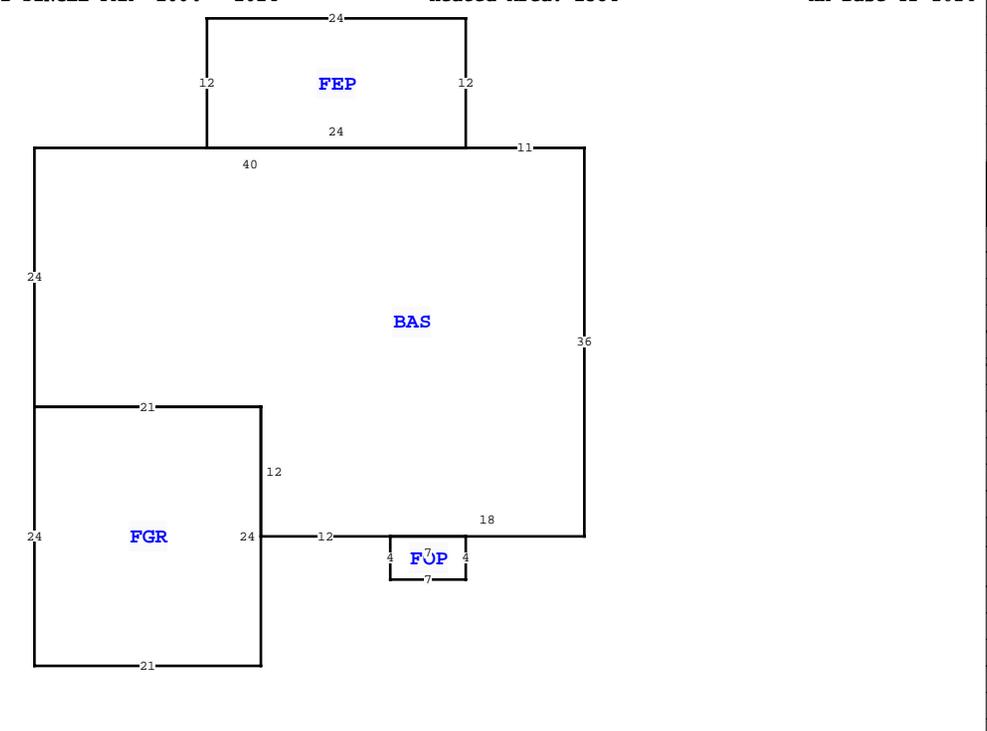


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,099	145.2182	165.55	347,489	1995	2010	0	0	15.00	85.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1584 HX Base Yr 2024													



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	1,584	100		1,584	222,896
FEP	288	80		230	32,365
FGR	504	55		277	38,978
FOP	28	30		8	1,125
TOTALS	2,404			2,099	295,366

403 SW WOODLAND AVE, 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	0	822.00	UT	1.50	1.50	100	1995	1995	3	100	1,233	
2	0294	SHED WOOD/	0	100	8	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
3	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

TOTAL OB/XF 2,533

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	1.20	AC		1.00	1.00	1.00	22,000.00	22,000.00	26,400							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			295,366
TOTAL MARKET OB/XF VALUE			2,533
TOTAL LAND VALUE - MARKET			26,400
TOTAL MARKET VALUE			324,299
SOH/AGL Deduction			0
ASSESSED VALUE			324,299
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			272,888
TOTAL JUST VALUE			324,299
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049415	Roof Replacement	19,850	03/13/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/269	5/05/2023	WD	Q	I	01	365,000
GRANTOR: DONALSON JOHN T						
GRANTEE: HYLAND RICHARD TODD						
1369/0439	9/19/2018	WD	Q	I	01	242,500
GRANTOR: DAVID A & PENNY J SNE						
GRANTEE: JOHN T & JANE C DON						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W11 FEP= N12 W24 S12 E24\$ W40 S24 FGR= S24 E21 N24W21\$ E21 S12 E12 FOP= S4 E7 N4 W7\$ E18 N36\$.