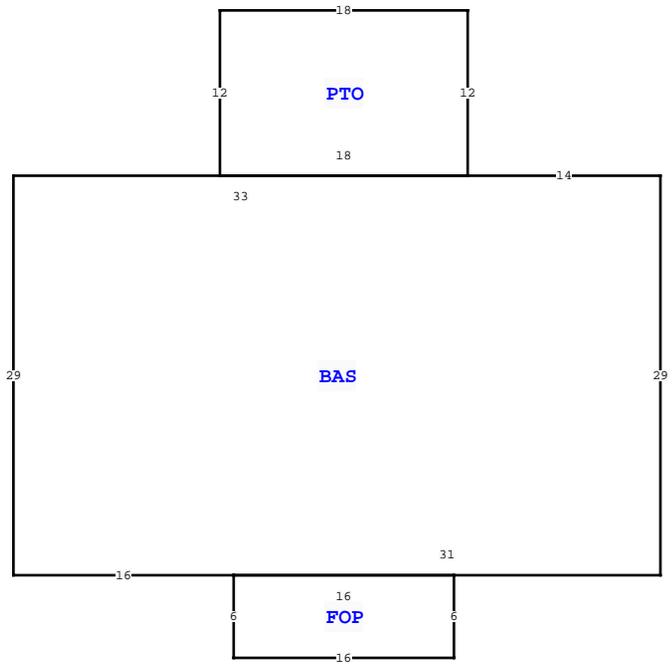


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	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	1,363	100	
FOP	96	30	
PTO	216	5	
TOTALS	1,675		

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%	- 1997								
				Heated Area:	1363			HX Base Yr	1997		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			126,250
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			48,760
TOTAL MARKET VALUE			175,510
SOH/AGL Deduction			80,997
ASSESSED VALUE			94,513
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			43,102
TOTAL JUST VALUE			175,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11620	SFR	260	09/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1151/0806	5/27/2008	WD	Q	I	01	100
GRANTOR: STEPHANIE ANNE ROSE						
GRANTEE: STEPHANIE ANNE ROSE						
0826/0354	7/31/1996	WD	Q	V		12,800
GRANTOR: HOWARD O'STEEN						
GRANTEE: STEPHANIE ANNE ROSE						

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	0296	SHED METAL	0	100	0	0			0.00	100	2013	2013	3	100	500	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W14 PTO= N12 W18 S12 E18\$ W33 S29 E16 FOP= S6 E16 N6 W16\$ E31 N29\$.											

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	2.12	AC		1.00	1.00	1.00	23,000.00	23,000.00	48,760							