

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	32	HARDIE BRD 20			
Roof Structure	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	02	WOOD FRAME 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	2,654	100		2,654	283,383
FOP	158	30		47	5,018
FSP	464	40		186	19,861
PTO	340	5		17	1,815
UDG	625	55		344	36,731
TOTALS	4,241			3,248	346,808

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%	- 2003									
Heated Area: 2654 HX Base Yr 2003												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			346,808
TOTAL MARKET OB/XF VALUE			8,490
TOTAL LAND VALUE - MARKET			48,760
TOTAL MARKET VALUE			404,058
SOH/AGL Deduction			135,904
ASSESSED VALUE			268,154
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			211,743
TOTAL JUST VALUE			404,058
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			402,380
SALE:2:1: LOT 25 SANTE FE RIVER PLANTATIONS			
SALE:1:1: LOT 25			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18567	SFR	182	08/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0910/1257	9/12/2000	WD Q	Q	V		16,500
GRANTOR: O'REILLY						
GRANTEE: GEORGE & JANE WOODW						
0841/1773	7/01/1997	WD Q	Q	V		13,000
GRANTOR: BRADT						
GRANTEE: O'REILLY						

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2002	2002	3	100	1,990	
3	0260	PAVEMENT-A	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,500	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,800	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= N35 FSP= N21 W31 S10 E17 S11 E14\$ W14 N11 W17 PTO= N10 W34 S10 E34\$ W34 S46 E5 D3 R3 E7 R3 U3 E5 N3 FOP= E26 N7 W4 L3 D3 W5 U3 L3 W11 S7\$ N7 E11 R3 D3 E5 U3 R3 E4 S10 E2 D3 R3 E5 R3 U3 E3\$ PTR= N60 UDG= N25 W25 S25 E25\$ S60\$.									

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							