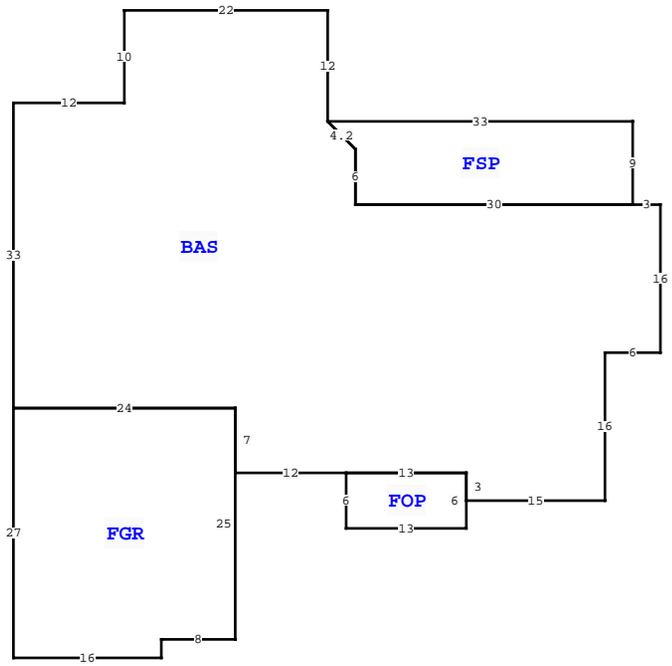




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	70
Exterior Wall	19	COMMON BRK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	2,446	100	
FGR	632	55	
FOP	78	30	
FSP	275	40	
TOTALS	3,431		

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% - 2007			409,078	1996	1996	0	0	29.00	71.00
Heated Area: 2446 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			290,445
TOTAL MARKET OB/XF VALUE			3,400
TOTAL LAND VALUE - MARKET			48,760
TOTAL MARKET VALUE			342,605
SOH/AGL Deduction			117,218
ASSESSED VALUE			225,387
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			173,976
TOTAL JUST VALUE			342,605
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,532
SALE:1:1: LOT 26 REPLAT 46 SANTA FE RIVERS PLANTAT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054984	Remodel	2,495	02/10/2026
10472	SFR	395	11/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1048/2846	6/10/2005	WD	Q	I		243,000
GRANTOR: DUCKWORTH						
GRANTEE: TURNER						
0908/2170	8/10/2000	WD	Q	I		154,000
GRANTOR: JEFFREY & SANDRA JENK						
GRANTEE: MICHAEL & ANDREA DU						

EXTRA FEATURES		381 SW MAGNOLIA LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0180	FPLC 1STRY	2,000.00
2	0296	SHED METAL	5.00
3	0260	PAVEMENT-A	0.00

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W22 S10 W12 S33 FGR= S27 E16 N2 E8 N25 W24\$ E24 S7 E12 FOP= S6 E13 N6 W13\$ E13 S3 E15 N16 E6 N16 W3 FSP= N9 W33 D3 R3 S6 E30\$ W30 N6 L3 U3 N12 \$.											

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							