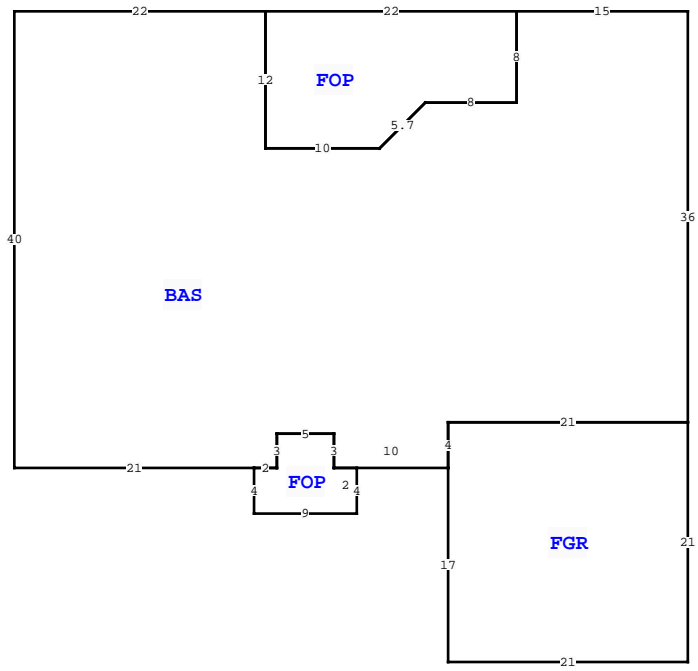




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	2,037	100	
FGR	441	55	
FOP	51	30	
FOP	224	30	
TOTALS	2,753		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,362	125.7993	140.90	332,806	2001	2001	0	0	24.00	76.00
1 SINGLE FAM 100% - 2012 Heated Area: 2037 HX Base Yr 2012											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		252,933	
TOTAL MARKET OB/XF VALUE		8,819	
TOTAL LAND VALUE - MARKET		48,760	
TOTAL MARKET VALUE		310,512	
SOH/AGL Deduction		107,460	
ASSESSED VALUE		203,052	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		152,330	
TOTAL JUST VALUE		310,512	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048322	Roof Replacement	28,000	10/03/2023
18204	SFR	387	04/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1224/0965	11/03/2011	WD	Q	I	01	162,000
GRANTOR: JAMES & TAMI CLEMMONS						
GRANTEE: TERRY A & PATRICIA						
0998/0493	10/24/2003	WD	Q	I		156,000
GRANTOR: RONNIE & KATHERINE PU						
GRANTEE: JAMES & TAMI CLEMMO						

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	0	UT	1.50	1.50	100	2001	2001	3	100	669	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	500	
3	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	750	
4	0210	GARAGE U	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	4,500	
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,400	

TOTAL OB/XF												8,819					
315 SW MAGNOLIA LN, FORT WHITE												BLD DATE		LGL DATE		04/07/2025	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES											
BAS= W15 FOP= W22 S12 E10 R4 U4 E8 N8\$ S8 W8 D4 L4 W10											
N12 W22 S40 E21 FOP= S4 E9 N4 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E10											
FGR= S17 E21 N21 W21 S4\$ N4 E21 N36 \$.											

BUILDING DIMENSIONS											
BAS= W15 FOP= W22 S12 E10 R4 U4 E8 N8\$ S8 W8 D4 L4 W10											
N12 W22 S40 E21 FOP= S4 E9 N4 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E10											
FGR= S17 E21 N21 W21 S4\$ N4 E21 N36 \$.											

LAND DESCRIPTION												TOTAL OB/XF												8,819					
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												