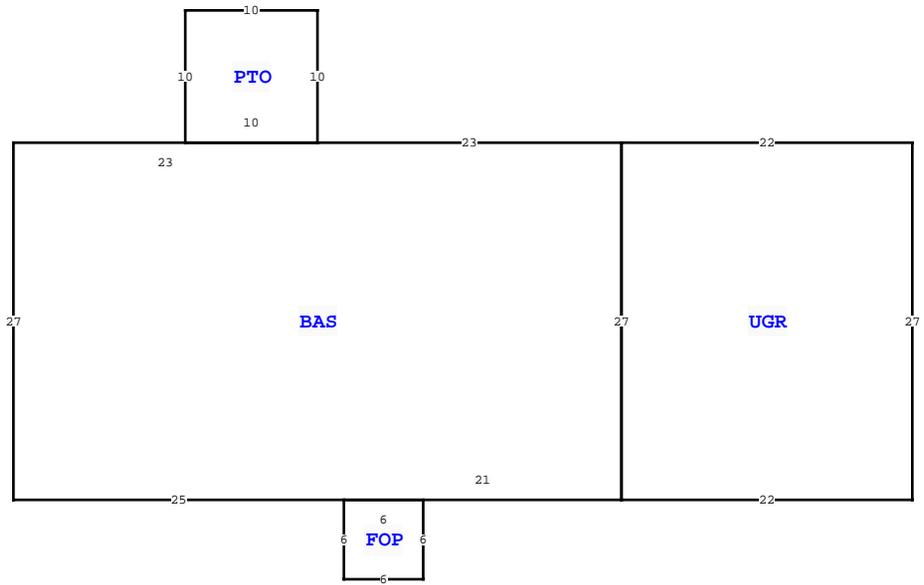




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,242	100
FOP	36	30
PTO	100	5
UGR	594	45
TOTALS	1,972	

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%	- 1999									
				Heated Area: 1242				HX Base Yr 1999				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			159,439
TOTAL MARKET OB/XF VALUE			1,100
TOTAL LAND VALUE - MARKET			48,760
TOTAL MARKET VALUE			209,299
SOH/AGL Deduction			105,805
ASSESSED VALUE			103,494
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			52,083
TOTAL JUST VALUE			209,299
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,651
SALE:2:1: SALE INCL LOTS 29 & 30 SANTA FE RIVER PL			
SALE:1:1: LOT 29 SANTA FE RIVER PLANTATIONS REPLAT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38197	MAINT/ALTR	95	06/05/2019
13976	SFR	210	05/06/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0857/0644	4/17/1998	WD	Q	V		14,000
GRANTOR: O'RIELLY 7 FOSCHINI						
GRANTEE: JOHNSON						
0813/0255	11/01/1995	WD	U	V	35	20,500
GRANTOR: HOWARD O'STEEN						
GRANTEE: JUDY O'REILLY & TEC						

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	8	10	UT		5.00	100	1998	1998	3	100	400	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	1998	1998	3	100	700	

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

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W23 PTO= N10 W10 S10 E10\$ W23 S27 E25 FOP= S6 E6 N6 W6\$ E21 UGR= E22 N27 W22 S27\$ N27\$.												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							