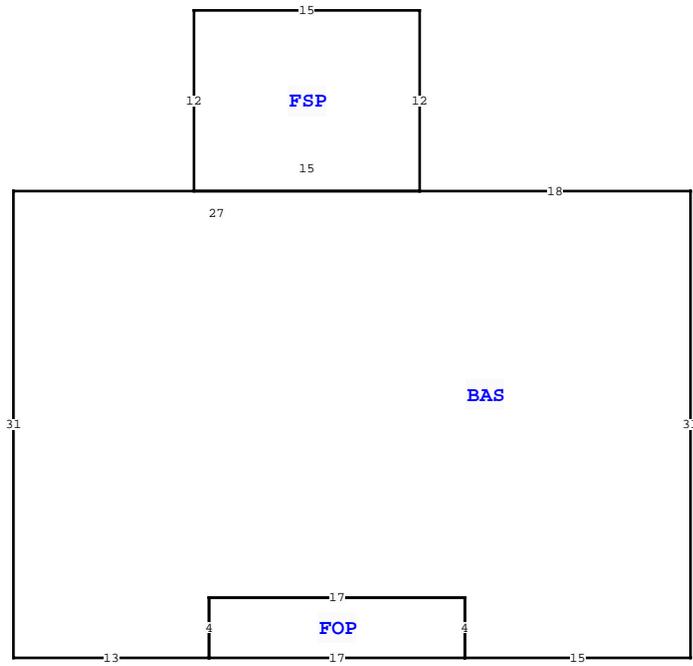


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	13	LAM/VNLPLK	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	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	1,327	100	
FOP	68	30	
FSP	180	40	
TOTALS	1,575		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,419	146.4778	166.98	236,945	2000	2015	0	0	10.00	90.00
1 SINGLE FAM 100% - 2023 Heated Area: 1327 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			213,250
TOTAL MARKET OB/XF VALUE			35,184
TOTAL LAND VALUE - MARKET			48,760
TOTAL MARKET VALUE			297,194
SOH/AGL Deduction			8,792
ASSESSED VALUE			288,402
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			236,991
TOTAL JUST VALUE			297,194
NCON VALUE			30,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			265,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054873	Electrical Servic		01/22/2026
000052581	Storage Building	30,000	03/13/2025
000052496	Right-of-Way Acce		03/04/2025
000044203	Roof Replacement	11,200	04/18/2022
16168	SFR	225	10/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/2084	8/05/2022	WD	Q	I	01	325,000
GRANTOR: SMITH VINCENT SAMUEL						
GRANTEE: GARMAN HEATHER E						
1411/0210	4/30/2020	WD	Q	I	01	192,000
GRANTOR: DONALD E & LINDA L RU						
GRANTEE: VINCENT SAMUEL SMIT						

EXTRA FEATURES		245 SW MAGNOLIA LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0294	SHED WOOD/	0 100
2	0030	BARN, MT	0 100

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

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	0294	SHED WOOD/	0 100	12 24	288.00	UT	18.00	18.00	100	2020	2020	3	100	5,184	
2	0030	BARN, MT	0 100	0 0	1.00	UT	30,000.00	30,000.00	100	2026	2025		100	30,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 FSP= N12 W15 S12 E15 \$ W27 S31 E13 FOP= E17 N4 W17 S4\$ N4 E17 S4 E15 N31\$.	

LAND DESCRIPTION		TOTAL OB/XF 35,184																						
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							