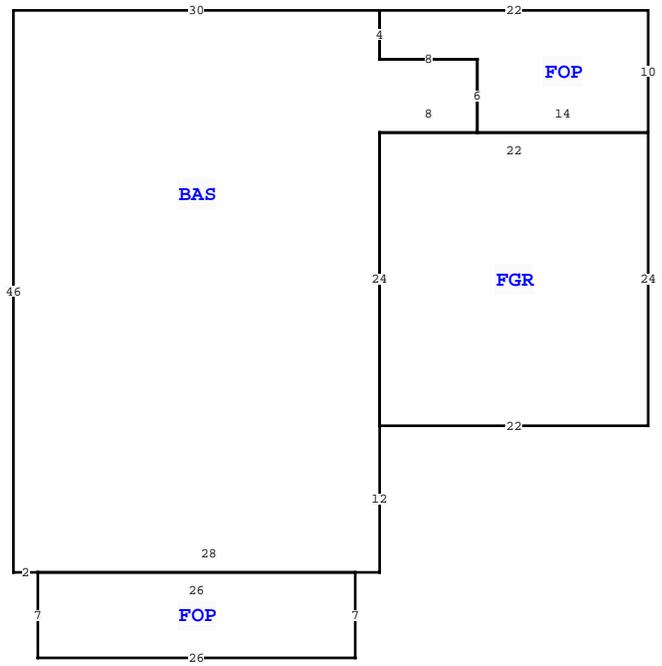


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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
BAS	1,428	100	
FGR	528	55	
FOP	172	30	
FOP	182	30	
TOTALS	2,310		

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%	- 2022									
Heated Area: 1428 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	210,961			
TOTAL MARKET OB/XF VALUE	1,193			
TOTAL LAND VALUE - MARKET	34,500			
TOTAL MARKET VALUE	246,654			
SOH/AGL Deduction	96,855			
ASSESSED VALUE	149,799			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	98,388			
TOTAL JUST VALUE	246,654			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	245,502			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043150	Roof Replacement	13,967	11/12/2021
24065	SFR	457	01/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/754	10/25/2021	WD	Q	I	01	225,000
GRANTOR: HOLLINGSWORTH MATTHEW						
GRANTEE: COATS ROBERT SEAN						
1295/2735	5/21/2015	WD	U	I	18	129,000
GRANTOR: HSBC BANK USA, NATION						
GRANTEE: MATTHEW L & ROBIN C						

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
1	0166	CONC, PAVMT	0	100	0	0		2.50	2.50	100	2006	2006

TOTAL OB/XF													1,193			
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		2.50	2.50	100	2006	2006	3	100	1,193	

BUILDING NOTES												
400 SW THORNE LN, FORT WHITE												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/06/2026 MLU												

BUILDING DIMENSIONS												
BAS= W30 S46 E2 FOP= S7 E26 N7 W26\$ E28 N12 FGR= E22 N24 W22 S24\$ N24 E8 FOP= E14 N10 W22 S4 E8 S6\$ N6 W8 N4\$.												

LAND DESCRIPTION													TOTAL OB/XF													1,193
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	1.50	AC		1.00	1.00	1.00	23,000.00	23,000.00	34,500									