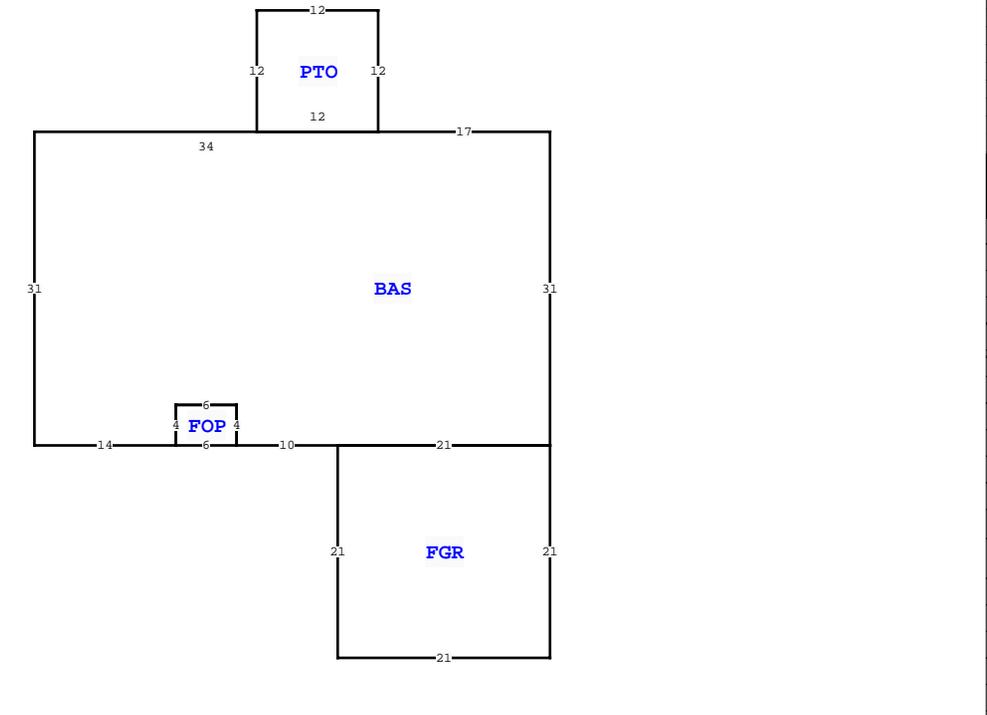




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 2026									Heated Area: 1557	HX Base Yr 2026



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100		1,557	164,408
FGR	441	55		243	25,659
FOP	24	30		7	739
PTO	144	5		7	739
TOTALS	2,166			1,814	191,544

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			191,544
TOTAL MARKET OB/XF VALUE			2,048
TOTAL LAND VALUE - MARKET			30,140
TOTAL MARKET VALUE			223,732
SOH/AGL Deduction			46,536
ASSESSED VALUE			177,196
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			125,785
TOTAL JUST VALUE			223,732
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053873	Electrical Servic		08/20/2025
7961	SFR	49,000	01/11/1994
7962	SFR	47,000	01/11/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1363	8/27/2025	WD	Q	I	01	322,500
GRANTOR: WALKER KEVIN K						
GRANTEE: POTTER LAURA J						
1425/1403	12/04/2020	WD	Q	I	01	230,000
GRANTOR: HOLLINGSWORTH MICHAEL						
GRANTEE: WALKER KEVIN						

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	18	24	432.00	UT	1.50	1.50	100	0	0	3	100	648	
2	0040	BARN, POLE	0 100	20	20	400.00	UT	2.50	2.50	100	1994	1994	3	100	1,000	
3	0252	LEAN-TO W/	0 100	10	20	200.00	UT	2.00	2.00	100	1994	1994	3	100	400	

139 SW BAY PL, FORT WHITE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/06/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W17 PTO= N12 W12 S12 E12\$ W34 S31 E14 FOP= E6 N4 W6 S4\$ N4 E6 S4 E10 FGR= S21 E21 N21 W21\$ E21 N31\$.													

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	1.37	AC		1.00	1.00	1.00	22,000.00	22,000.00	30,140							