

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 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 0 100				
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100		1,060	96,357
FCP	324	25		81	7,363
FOP	36	30		11	1,000
FSP	78	40		31	2,818
TOTALS	1,498			1,183	107,538

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%	- 2004								
Heated Area: 1060						HX Base Yr 2004					

COLUMBIA COUNTY PROPERTY																								
VALUATION SUMMARY			PAGE 1 of 1																					
VALUATION BY		STANDARD																						
Tax Group: 3		Tax Dist:																						
BUILDING MARKET VALUE		107,538																						
TOTAL MARKET OB/XF VALUE		3,886																						
TOTAL LAND VALUE - MARKET		44,850																						
TOTAL MARKET VALUE		156,274																						
SOH/AGL Deduction		55,120																						
ASSESSED VALUE		101,154																						
TOTAL EXEMPTION VALUE		HX HB 51,411																						
BASE TAXABLE VALUE		49,743																						
TOTAL JUST VALUE		156,274																						
NCON VALUE		0																						
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE		156,274																						
SALE:2:1: 7 LOTS - 7 PRCLS																								
SALE:1:1: SALE FOR VACANT LOT																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
000042621	Roof Replacement	11,975	08/25/2021																					
8792	SFR	36,000	08/29/1994																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE																				
0975/1821	2/21/2003	WD Q	Q I	103,000																				
GRANTOR: GINA SCURTI																								
GRANTEE: STACY L & CAMI M CO																								
0908/2533	8/14/2000	WD Q	I	85,000																				
GRANTOR: BEAUBIEN'S																								
GRANTEE: GINA SCURTI																								
BLD DATE				LGL DATE																				
XF DATE				LAND DATE																				
INC DATE				AG DATE																				
199 SW BAY PL, FORT WHITE				05/14/2026 MLU																				
EXTRA FEATURES				BUILDING NOTES																				
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		2.00	100	0	0	3	100	686										
2	0294	SHED WOOD/	0	100	10	20		5.00	100	1994	1994	3	100	1,000										
3	0252	LEAN-TO W/	0	100	0	0		0.00	100	2013	2013	3	100	200										
4	0252	LEAN-TO W/	0	100	0	0		0.00	100	2013	2013	3	100	200										
5	0080	DECKING	0	100	0	0		0.00	100	2017	2017	3	100	600										
6	0261	PRCH, UOP	0	100	0	0		0.00	100	2017	2017	3	100	1,200										
TOTAL OB/XF														3,886										
LAND DESCRIPTION																								
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	1.95	AC		1.00	1.00	1.00	23,000.00	23,000.00	44,850							