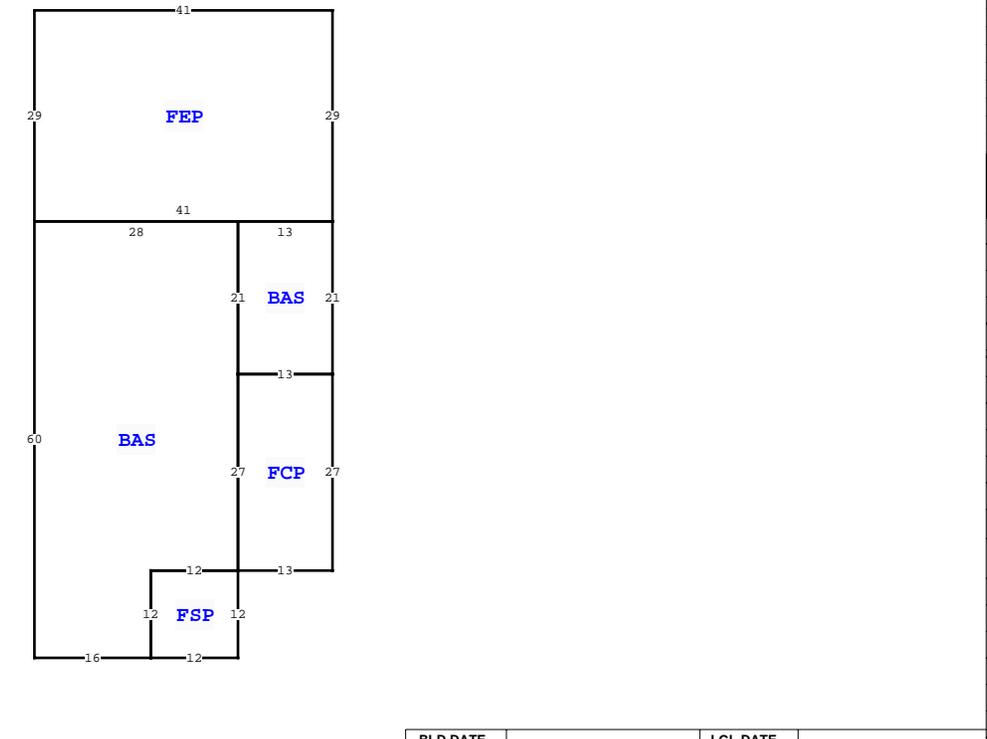


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 60
Exterior Wall	21 STONE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	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	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0101	01	2,906	106.2100	89.22	259,273	1989	1990	0	0	40.00	60.00



MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	100000.24	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	273	100		273	14,614
BAS	1,536	100		1,536	82,225
FCP	351	25		88	4,711
FEP	1,189	80		951	50,909
FSP	144	40		58	3,105
TOTALS	3,493			2,906	155,564

269 SW GEORGIA GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	2,500.00	2,500.00	50	1993	1993	3	50	1,250	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0294	SHED WOOD/	0	0	12	14	168.00	UT	5.50	5.50	100	1993	1993	3	100	924	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0169	FENCE/WOOD	0	0	0	0	850.00	UT	7.50	7.50	50	2002	2002	3	50	3,188	
6	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			155,564
TOTAL MARKET OB/XF VALUE			22,198
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			201,762
SOH/AGL Deduction			15,688
ASSESSED VALUE			186,074
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			186,074
TOTAL JUST VALUE			201,762
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,326
XFOB:2:1: INCLUDING POOL			
XFOB:1:1: PALM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0207	11/12/2015	WD	Q	I	01	139,900
GRANTOR: VIPAN KAUSHAL						
GRANTEE: JONATHAN & DELENNA						
1286/0063	12/01/2014	WD	U	I	30	100
GRANTOR: JL GREATHOUSE & ASSOC						
GRANTEE: VIPAN KAUSHAL						

BUILDING NOTES														

BUILDING DIMENSIONS														
FEP= N29 W41 S29 E41\$ BAS= W13 BAS= W28 S60 E16 FSP= E12 N12 W12 S12\$ N12 E12 FCP= E13 N27 W13 S27\$ N27 N21\$ S21 E13 N21\$.														