N1/2 OF E1/2 OF SW1/4 OF NW1/4
ORB 860-2039, 864-1571,
935-2072,

RICHARDSON TILLMAN PETER
P O BOX 549
FT WHITE, FL 32038-0549

**2027**

**31-6S-16-04009-003**

## BUILDING CHARACTERISTICS

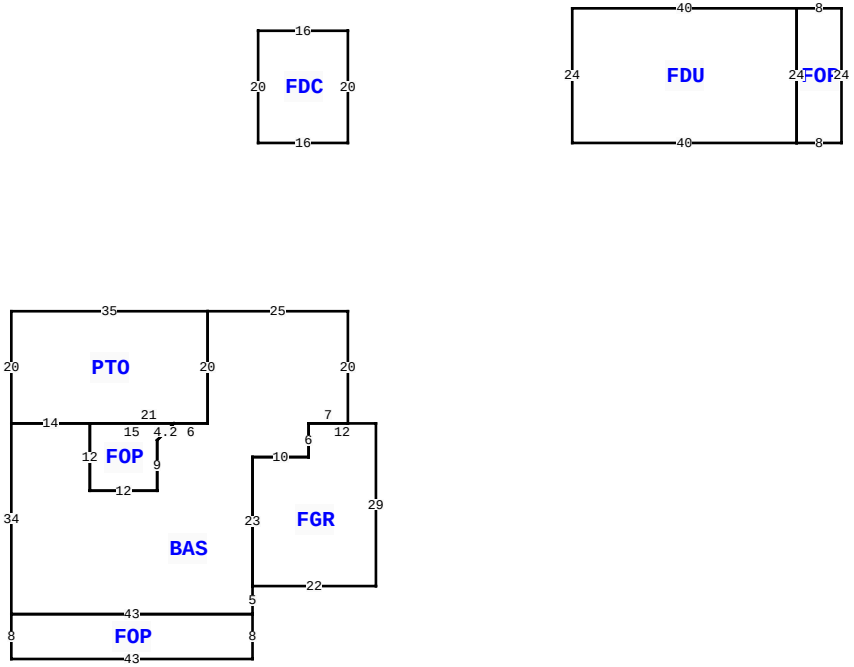
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 31616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,874 | 100 | | 1,874 | 207,418 |
| FDC | 320 | 35 | | 112 | 12,397 |
| FDU | 960 | 60 | | 576 | 63,753 |
| FGR | 578 | 55 | | 318 | 35,197 |
| FOP | 149 | 30 | | 45 | 4,981 |
| FOP | 192 | 30 | | 58 | 6,419 |
| FOP | 344 | 30 | | 103 | 11,400 |
| PTO | 700 | 5 | | 35 | 3,874 |
| TOTALS | 5,117 | | | 3,121 | 345,439 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,121 | 129.0003 | 141.90 | 442,870 | 2003 | 2003 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SINGLE FAM 100% - 2004 Heated Area: 1874 HX Base Yr 2004




111 SW DAKOTA CT, FORT WHITE

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

## EXTRA FEATURES

| LN | 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2003 | 2003 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,049.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 2,098 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 500 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 240.00 | UT | 2.50 | 2.50 | 100 | 2003 | 2003 | 3 | 100 | 600 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 300 | |
| 6 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |
| 7 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2026 | 2025 | | 100 | 500 | |
| 8 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2026 | 2025 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 368,453 |
| TOTAL MARKET OB/XF VALUE | 6,298 |
| TOTAL LAND VALUE - MARKET | 110,000 |
| TOTAL MARKET VALUE | 431,976 |
| SOH/AGL Deduction | 131,214 |
| ASSESSED VALUE | 300,762 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 249,351 |
| TOTAL JUST VALUE | 484,751 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 491,031 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18844 | SFR | 334 | 10/17/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0935/2072 | 9/24/2001 | QC | Q | V | 01 | 100 |
| GRANTOR: KAY ELLEN RICHARDSON | | | | | | |
| GRANTEE: TILLMAN PETER RICHA | | | | | | |
| 0860/2039 | 6/12/1998 | WD | Q | V | | 24,500 |
| GRANTOR: SOUTHLAND TIMBER CO | | | | | | |
| GRANTEE: RICHARDSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 PTO= W35 S20 E14 FOP= S12 E12 N9 R3 U3 W15$ E21 N20$ S20 W6 D3 L3 S9 W12 N12 W14 S34 FOP= S8 E43 N8 W43$ E43 N5 FGR= E22 N29 W12 S6 W10 S23$ N23 E10 N6 E7 N20$ PTR= N30 FDC= N20 W16 S20 E16$ S30$ PTR= N30 E40 FDU= E40 FOP= E8 N24 W8 S24$ N24 W40 S24$ S30 W40$.

## LAND DESCRIPTION

TOTAL OB/XF 6,298

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 55,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 2,225 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 55,000 | | | | | | | |

REVIEW DATE 06/22/2026 BY AJ Total Acres: 10.00 Total Land Value: 57,225 Market: 55,000 Agricultural: 2,225 Common: 55,000 PRINTED 11/17/2026 BY SYS

N1/2 OF E1/2 OF SW1/4 OF NW1/4
ORB 860-2039, 864-1571,
935-2072,

RICHARDSON TILLMAN PETER
P O BOX 549
FT WHITE, FL 32038-0549

**2027**

**31-6S-16-04009-003**

## BUILDING CHARACTERISTICS

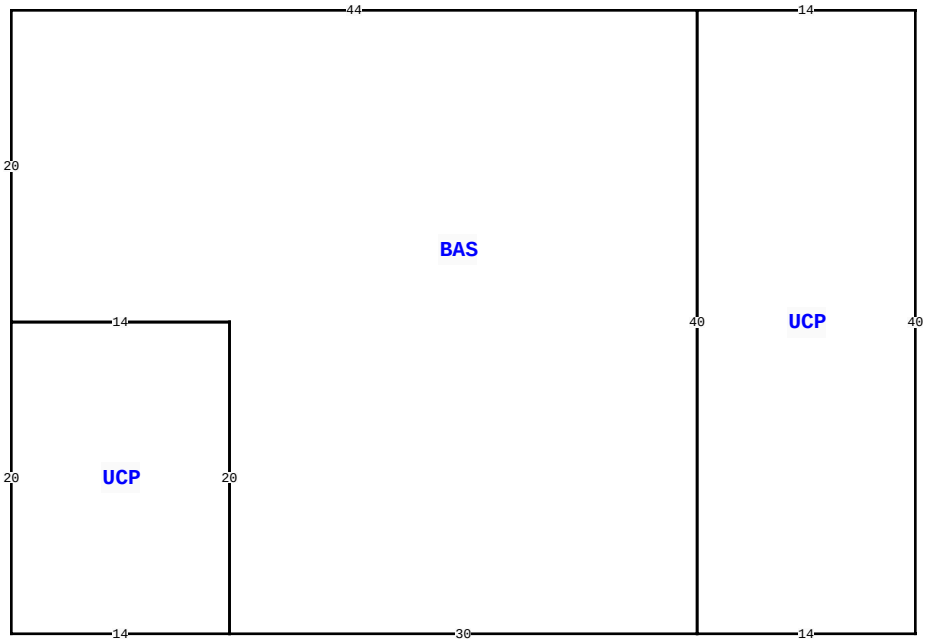
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 31616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,480 | 100 | | 1,480 | 20,668 |
| UCP | 280 | 20 | | 56 | 782 |
| UCP | 560 | 20 | | 112 | 1,564 |
| TOTALS | 2,320 | | | 1,648 | 23,014 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8600 | 01 | 1,648 | 68.3100 | 19.13 | 31,526 | 2003 | 2003 | 0 | 0 | 0 | 27.00 | 73.00 |

2 BARNS 100% - 2004 Heated Area: 1480 HX Base Yr 2004




111 SW DAKOTA CT, FORT WHITE

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

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

| | | |
|---|---|---|
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| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 249,351 |
| TOTAL JUST VALUE | | 484,751 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 491,031 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
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| GRANTOR: KAY ELLEN RICHARDSON | | | | | | |
| GRANTEE: TILLMAN PETER RICHA | | | | | | |
| 0860/2039 | 6/12/1998 | WD | Q | V | | 24,500 |
| GRANTOR: SOUTHLAND TIMBER CO | | | | | | |
| GRANTEE: RICHARDSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S20 UCP= S20 E14 N20 W14$ E14 S20 E30 UCP= E14 N40 W14 S40$ N40$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 06/22/2026 BY AJ Total Acres: 10.00 Total Land Value: 57,225 Market: 55,000 Agricultural: 2,225 Common: 55,000 PRINTED 11/17/2026 BY SYS