

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
Stories	1.	1.	100
Architectural Units	01	CONV	100
		0	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,525	115.9000	69.54	175,588	1998	1998	0	0	60.00	40.00

2 MOBILE HME 0% - 0

Heated Area: 1860

HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		70,235	
TOTAL MARKET OB/XF VALUE		24,700	
TOTAL LAND VALUE - MARKET		34,950	
TOTAL MARKET VALUE		107,677	
SOH/AGL Deduction		7,328	
ASSESSED VALUE		100,349	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		100,349	
TOTAL JUST VALUE		129,885	
NCON VALUE		35,890	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,495	

SALE:2:1: LOT 6, FRY ACRES

SALE:1:1: LOT 6 FRY ACRES

Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	31616.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	51,738
FOP	80	35	2026	28	779
FOP	80	35	2026	28	779
FOP	112	35	2026	39	1,085
FSP	112	40	2026	45	1,252
UDG	672	60	2026	403	11,210
UOP	488	25	2026	122	3,394
TOTALS	3,404			2,525	70,235

188 SW EVERGREEN CT, FORT WHITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1192/1515	4/05/2010	QC	U	I	11	100
GRANTOR:MICHAEL L & ANN M MIL						
GRANTEE:CLAYTON & JUDY O'QU						
1126/0674	5/04/2007	WD	Q	V		690,900
GRANTOR:MICHAEL L MILLER TRUS						
GRANTEE:CLAYTON & JUDY O'QU						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
4	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
5	0296	SHED METAL	0	0	26	20	520.00	UT	10.00	10.00	100	2026	2025		100	5,200	
6	0040	BARN,POLE	0	0	50	30	1,500.00	UT	7.00	7.00	100	2026	2025		100	10,500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W60 S31 E60 N31 \$	
FSP=[YR=2026;ORIG=-60,0] W8 S14 E8 N14 \$	
FOP=[YR=2026;ORIG=-51,-8] S8 E10 N8 W10 \$	
FOP=[YR=2026;ORIG=-10,-8] S8 E10 N8 W10 \$	
UOP=[YR=2026;ORIG=0,-8] E8 S47 W22 N8 E14 N39 \$	
FOP=[YR=2026;ORIG=-14,31] W14 S8 E14 N8 \$	
UDG=[YR=2026;ORIG=-77,16] W28 S24 E28 N24 \$	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	12,000									
2	6900	A	ORNAMENTAL	0		A-1	0.00	0.00	1.50	LT		1.00	1.00	0.90	550.00	495.00	742									
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.50	LT		1.00	1.00	0.90	17,000.00	15,300.00	22,950									