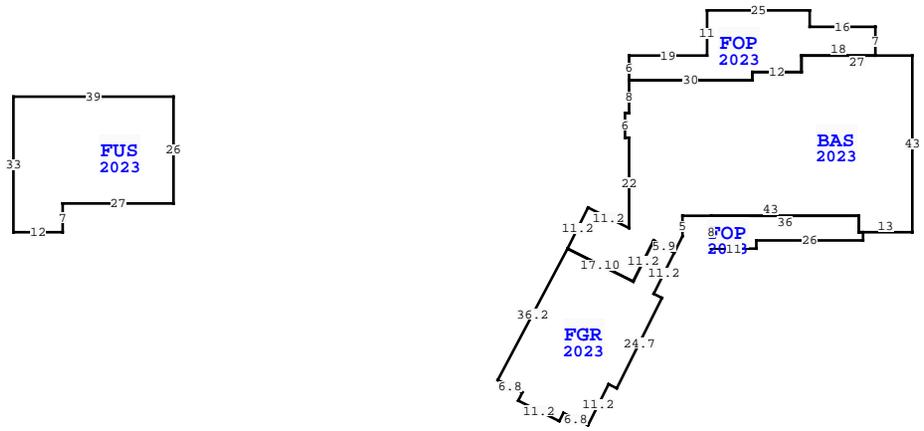


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02

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% - 2024			674,338	2022	2022	0	0	3.00	97.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		654,108	
TOTAL MARKET OB/XF VALUE		50,803	
TOTAL LAND VALUE - MARKET		210,000	
TOTAL MARKET VALUE		914,911	
SOH/AGL Deduction		80,520	
ASSESSED VALUE		834,391	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		782,980	
TOTAL JUST VALUE		914,911	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		823,490	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2023	2,800	388,524
FGR	1,019	55	2023	560	77,705
FOP	240	30	2023	72	9,991
FOP	615	30	2023	184	25,531
FUS	1,098	100	2023	1,098	152,357
<b>TOTALS</b>	<b>5,772</b>			<b>4,714</b>	<b>654,108</b>

2772 SW COUNTY ROAD 18, FORT WHITE

BLD DATE	LGL DATE	05/07/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044446	Electrical Serv	0	05/16/2022
000043948	Swimming Pool and	66,000	03/17/2022
000041818	New Residential C	450,000	04/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2636	8/01/2025	WD	U	I	11	100

GRANTOR: BARRS CODY RYAN  
GRANTEE: BARRS JOINT REVOCAB  
1418/1968 9/02/2020 WD U V 19 152,000  
GRANTOR: GLENICE LEGREE AS PR  
GRANTEE: CODY RYAN & WHITNEY

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	100	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
2	0280	POOL R/CON	0	100	19	35	UT	70.00	70.00	100	2023	2022		95	44,223	
3	0166	CONC,PAVMT	0	100	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
4	0166	CONC,PAVMT	0	100	0	960.00	UT	3.00	3.00	100	2023	2022		100	2,880	

BUILDING NOTES	
BAS=[YR=2023;ORIG=90,10] W27 S4 W12 S2 W30 S8 W1 S6 E1 S22 U5L10 D10L5 D8R16 U10R5 D3R5 U4R2 N5 E43 S4 E13 N43 \$	
FGR=[YR=2023;ORIG=32,58] U3L5 D10L5 U8L16 D32L17 D3R6 D2L1 D5R10 U2R1 D3R6 U10R5 D1R2 U22R11 U1L2 U10R5 \$	
FOP=[YR=2023;ORIG=81,3] W16 N4 W25 S11 W19 S6 E30 N2 E12 N4 E18 N7 \$	
FUS=[YR=2023;ORIG=77,49] W36 S8 E11 N2 E26 N2 W1 N4 \$	
FUS=[YR=2023;ORIG=-90,20] W39 S33 E12 N7 E27 N26 \$	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=90,10] W27 S4 W12 S2 W30 S8 W1 S6 E1 S22 U5L10 D10L5 D8R16 U10R5 D3R5 U4R2 N5 E43 S4 E13 N43 \$	
FGR=[YR=2023;ORIG=32,58] U3L5 D10L5 U8L16 D32L17 D3R6 D2L1 D5R10 U2R1 D3R6 U10R5 D1R2 U22R11 U1L2 U10R5 \$	
FOP=[YR=2023;ORIG=81,3] W16 N4 W25 S11 W19 S6 E30 N2 E12 N4 E18 N7 \$	
FUS=[YR=2023;ORIG=77,49] W36 S8 E11 N2 E26 N2 W1 N4 \$	
FUS=[YR=2023;ORIG=-90,20] W39 S33 E12 N7 E27 N26 \$	

LAND DESCRIPTION		TOTAL OB/XF															50,803							
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		A-1	0.00	0.00	35.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	210,000							