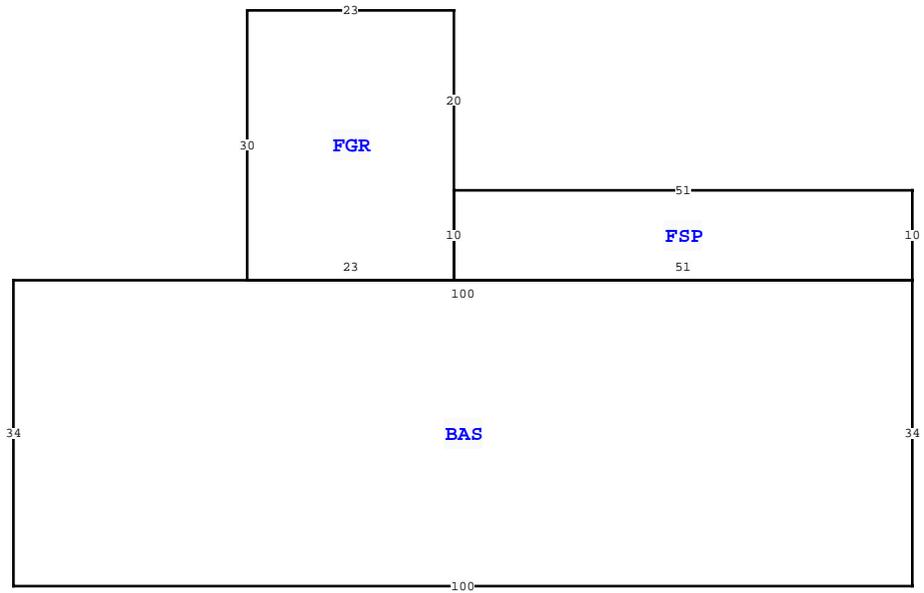


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	21	STONE 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural Units	05	CONV 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,400	100	
FGR	690	55	
FSP	510	40	
TOTALS	4,600		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,984	93.0240	106.05	422,503	1980	1980		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2014 Heated Area: 3400 HX Base Yr 2014													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		274,627	
TOTAL MARKET OB/XF VALUE		44,054	
TOTAL LAND VALUE - MARKET		292,680	
TOTAL MARKET VALUE		611,361	
SOH/AGL Deduction		249,500	
ASSESSED VALUE		361,861	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		310,450	
TOTAL JUST VALUE		611,361	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		484,594	
SALE:1:1: THIS SALE NEEDS CHECKING-TOO HIGH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055586	Roof Replacement	24,500	05/01/2026
30798	MAINT/ALTR	65	02/22/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/0655	11/21/2012	WD	U	I	12	240,000
GRANTOR: T D BANK NA						
GRANTEE: FREDERICK & ESTELA						
1214/0035	5/02/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (MISAE)						
GRANTEE: T D BANK NA						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	35.00	35.00	100	1980	1980	3	40	7,168	
3	0011	BARN, BLK A	0	100	39	64	2,496.00	UT	12.00	12.00	70	0	0	3	70	20,966	
4	0031	BARN, MT AE	0	100	24	24	576.00	UT	10.00	10.00	75	0	0	3	75	4,320	
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1980	1980	3	40	6,000	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	

TOTAL OB/XF													
44,054													
435 SW LEGREE TER, FORT WHITE													
BLD DATE				LGL DATE		05/07/2026		MLU					
XF DATE				LAND DATE									
INC DATE				AG DATE									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W100 S34 E100 N34\$ FSP= N10 W51 FGR= N20 W23 S30 E23 N10\$ S10 E51\$.													

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		A-1	0.00	0.00	48.78	AC		1.00	1.00	1.00	6,000.00	6,000.00	292,680							