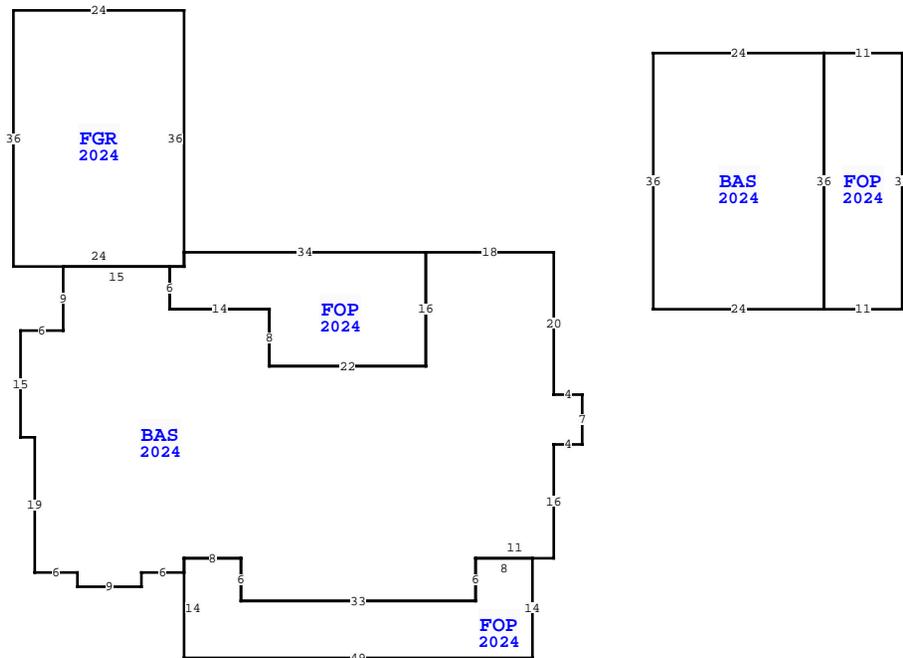


ELEMENT		CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	3	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units	0	100	
Condition Adj	03	100	
Kitchen Adjus	01	01.100	
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31717.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	2024
BAS	2,917	100	2024
FGR	864	55	2024
FOP	396	30	2024
FOP	460	30	2024
FOP	488	30	2024
TOTALS	5,989		

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	124.94	582,095	2023	2023	0	0	2.00	98.00
			Heated Area: 3781			HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			570,453
TOTAL MARKET OB/XF VALUE			91,699
TOTAL LAND VALUE - MARKET			122,280
TOTAL MARKET VALUE			725,567
SOH/AGL Deduction			99,004
ASSESSED VALUE			626,563
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			575,152
TOTAL JUST VALUE			784,432
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			790,863
SALE:3:1: AS TO 95% UNDIV INT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046038	Swimming Pool and	45,000	12/05/2022
000045324	New Residential C	300,000	08/30/2022
000045325	New Residential C	29,000	08/30/2022
000044946	Storage Building	20,000	07/12/2022
000044775	Electrical Servic	0	06/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/661	5/05/2022	WD Q	Q	V	05	300,000
GRANTOR: ELLIS BRYAN J & LINDA						
GRANTEE: HARTZOG CARL M						
1343/2084	8/25/2017	WD Q	Q	V	05	175,000
GRANTOR: ANTHONY L YANKETIS &						
GRANTEE: BRYAN J & LINDA M E						

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	2023	2022		100	3,000	
2	0040	BARN, POLE	0	100	40	84	3,360.00	UT	7.00	100	2023	2022		100	23,520	
3	0280	POOL R/CON	0	100	0	0	872.00	UT	70.00	100	2024	2023		97	59,209	
4	0166	CONC, PAVMT	0	100	0	0	1,990.00	UT	3.00	100	2024	2023		100	5,970	

TOTAL OB/XF									
91,699									
310 SW DEER RUN DR, FORT WHITE									
BLD DATE		LGL DATE		05/15/2024		MLU			
XF DATE		LAND DATE							
INC DATE		AG DATE							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=80,10] W18 S16 W22 N8 W14 N6 W15 S9 W6 S15 E2 S19 E6 S2 E9 N2 E6 N2 E8 S6 E33 N6 E11 N16 E4 N7 W4 N20 \$									
FGR=[YR=2024;ORIG=4,-24] E24 S36 W24 N36 \$									
BAS=[YR=2024;ORIG=94,-18] E24 S36 W24 N36 \$									
FOP=[YR=2024;ORIG=77,53] W8 S6 W33 N6 W8 S14 E49 N14 \$									
FOP=[YR=2024;ORIG=62,10] W34 S2 W2 S6 E14 S8 E22 N16 \$									
FOP=[YR=2024;ORIG=118,-18] E11 S36 W11 N36 \$									

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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	5.19	AC	1.00	1.00	1.00	12,000.00	12,000.00	62,280							
2	5700	A	TIMBER 4	100					5.00	AC	1.00	1.00	1.00	227.00	227.00	1,135							
3	9910	M	MKT. VAL. AG	100					5.00	AC	1.00	1.00	1.00	12,000.00	12,000.00	60,000							