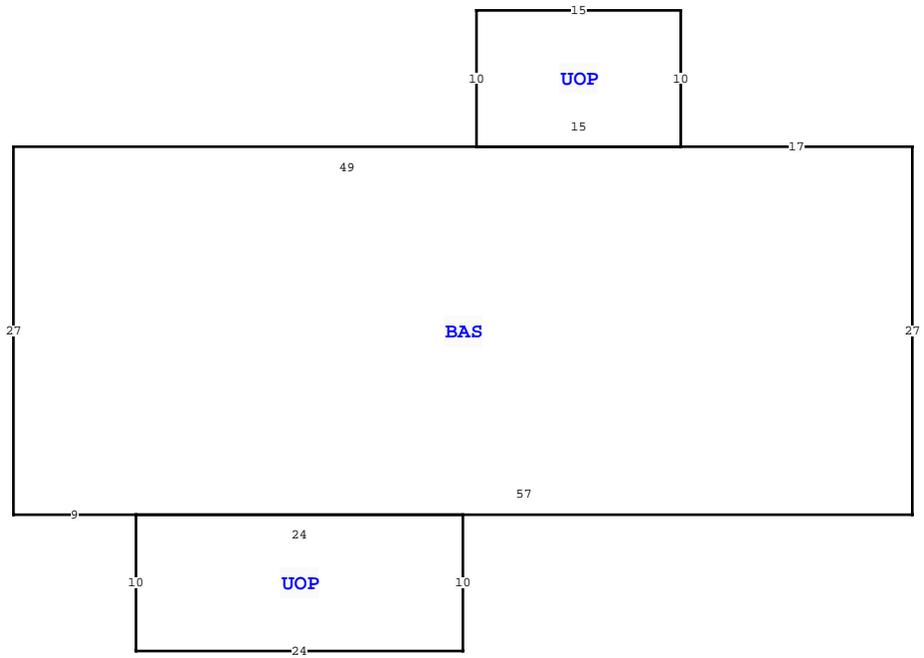




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	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	32616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
UOP	150	25	
UOP	240	25	
TOTALS	2,172		1,880

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2020	Heated Area: 1782			HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			111,000
TOTAL MARKET OB/XF VALUE			25,000
TOTAL LAND VALUE - MARKET			101,340
TOTAL MARKET VALUE			156,593
SOH/AGL Deduction			113,208
ASSESSED VALUE			43,385
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			18,385
TOTAL JUST VALUE			237,340
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23877	M H	501	11/21/2005
20814	TR/TRAILER	75	06/23/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/2207	12/20/2019	WD	Q	I	01	158,000
GRANTOR: PAULINE LAROCCO AS IN						
GRANTEE: GIUSEPPE & LUZ M PA						
1349/0131	12/01/2017	WD	Q	I	01	10,000
GRANTOR: SHERRI A MAIN						
GRANTEE: THE APULINE LAROCCO						

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	0	1.00	UT	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	800	
3	0031	BARN,MT AE	0	100	40	40	1,600.00	UT	10.00	100	0	0	3	100	16,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

TOTAL OB/XF													25,000											
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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.26	AC		1.00	1.00	1.00	280.00	280.00	2,593							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.26	AC		1.00	1.00	1.00	9,000.00	9,000.00	83,340							

BUILDING NOTES												
258 SW DAYBREAK CT, FORT WHITE												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/08/2025 MLU												

BUILDING DIMENSIONS												
BAS= W17 UOP= N10 W15 S10 E15\$ W49 S27 E9 UOP= S10 E24 N10 W24\$ E57 N27\$.												