

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33516.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
FEP	192	80	2025
UOP	144	20	2025
TOTALS	1,776		

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%	2014																				
Heated Area: 1440						HX Base Yr 2014																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			121,910
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			189,910
SOH/AGL Deduction			72,892
ASSESSED VALUE			117,018
TOTAL EXEMPTION VALUE			117,018
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			189,910
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050108	Roof Replacement	13,002	06/13/2024
000049831	Additions	72,455	05/16/2024
13725	SFR	245	03/04/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0300	9/09/2013	WD	Q	I	01	89,000
GRANTOR: KENNETH K & BARBIE J						
GRANTEE: JONATHAN E & KRISTI						
1041/0779	3/22/2005	WD	Q	I	01	100
GRANTOR: SAMUEL KEPHART						
GRANTEE: KENNETH K & BARBIE						

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300		
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100		
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600		
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000		
TOTALS												3,000						

BUILDING NOTES											
676 SW SUNVIEW ST, FORT WHITE											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W60 S24 E60 N24 \$											
FEP=[YR=2025;ORIG=-30,-16] W12 S16 E12 N16 \$											
UOP=[YR=2025;ORIG=-54,-12] E12 S12 W12 N12 \$											

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	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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							