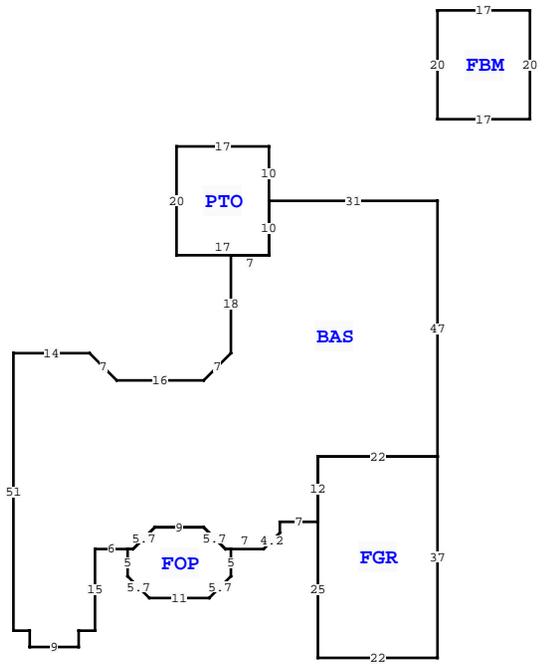




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	08	CLAY TILE 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	03	MASONRY 100	
Stories	1.1	1.100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,484	100	
FBM	340	80	
FGR	814	55	
FOP	207	30	
PTO	340	5	
TOTALS	5,185		
			4,283
			495,130

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,283	126.7596	152.11	651,487	2001	2001	0	0	24.00	76.00
1 EXCEPT SFR 100% - 2002											
Heated Area: 3824											
HX Base Yr 2002											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	495,130		
TOTAL MARKET OB/XF VALUE	49,484		
TOTAL LAND VALUE - MARKET	168,448		
TOTAL MARKET VALUE	562,273		
SOH/AGL Deduction	113,370		
ASSESSED VALUE	448,903		
TOTAL EXEMPTION VALUE	101,411		
BASE TAXABLE VALUE	347,492		
TOTAL JUST VALUE	713,062		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	719,577		
SALE:2:3: 6.70 AC OUT & PUT IT INTO A TRUST.			
SALE:2:2: IN THE DIVORCE SETTLEMENT. HE SPLIT THI			
SALE:2:1: THE HUSBAND IS AWARDED THE FORT WHITE FA			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15223	SFR	515	03/16/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/465	1/14/2025	LE	U	I	14	100
GRANTOR: MATTHEWS CHARLES T						
GRANTEE: MATTHEWS CHARLES T						
1532/460	1/14/2025	TR	U	I	11	100
GRANTOR: MATTHEWS CHARLES T RE						
GRANTEE: MATTHEWS CHARLES T						

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	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,016.00	UT	1.50	1.50	100	2001	2001	3	100	1,524	
3	0011	BARN, BLK A	0	100	0	1.00	UT	0.00	0.00	100	1991	1991	3	100	5,000	
4	0030	BARN, MT	0	0	40	70	UT	12.00	12.00	100	2006	2006	3	100	33,600	
5	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	3,000	
6	0040	BARN, POLE	0	100	24	24	UT	2.50	2.50	100	2015	2015	3	100	1,440	
7	0040	BARN, POLE	0	100	24	48	UT	2.50	2.50	100	2015	2015	3	100	2,880	
8	0252	LEAN-TO W/	0	100	14	40	UT	1.50	1.50	100	2015	2015	3	100	840	
TOTALS															49,484	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	3,200							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	51.64	AC		1.00	1.00	1.00	280.00	280.00	14,459							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	51.64	AC		1.00	1.00	1.00	3,200.00	3,200.00	165,248							

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
03/10/2022 MLU														
BUILDING DIMENSIONS														
BAS= W31 PTO= N10 W17 S20 E17 N10\$ S10 W7 S18 D5 L5 W16 L5 U5 W14 S51 E3 S3 E9 N3 E3 N15 E6 FOP= S5 D4 R4 E11 R4 U4 N5 W1 U4 L4 W9 L4 D4 W1\$ E1 U4 R4 E9 R4 D4 E7 U3 R3 N2 E7 FGR= S25 E22 N37 W22 S12\$ N12 E22 N47\$ PTR= N15 FBM= E17 N20 W17 S20\$ S15\$.														