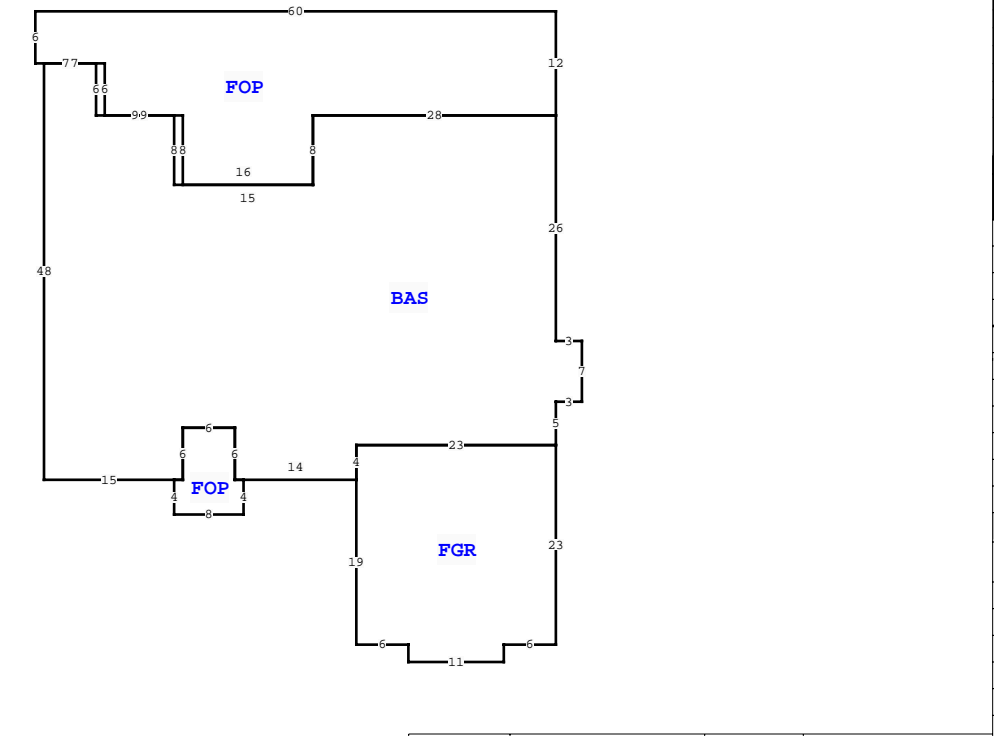


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34516.020	1.00/

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,858	122.9960	137.76	393,718	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2012 Heated Area: 2293 HX Base Yr 2012														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,293	100		2,293	255,866
FGR	551	55		303	33,810
FOP	68	30		20	2,232
FOP	806	30		242	27,004
TOTALS	3,718			2,858	318,912

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			318,912	
TOTAL MARKET OB/XF VALUE			49,957	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			433,869	
SOH/AGL Deduction			144,566	
ASSESSED VALUE			289,303	
TOTAL EXEMPTION VALUE			13 HX HB 289,303	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			433,869	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			428,751	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39241	STORAGE	0	02/04/2020
24834	POOL ENCL	100	08/04/2006
24547	POOL	145	05/23/2006
23827	SFR	690	11/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1214/0941	5/02/2011	WD Q	Q	I	01	254,000
GRANTOR: JAY W & CATHLENSUE H						
GRANTEE: BOBBY W & TONI M MA						
1048/0858	6/01/2005	QC Q	Q	V	01	100
GRANTOR: KINGDOM PROPERTIES						
GRANTEE: JAY W & CATHLEEN SU						

EXTRA FEATURES														675 SW MORNING STAR GLN, FORT WHITE			
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	1,016.00	UT	2.00	2.00	100	2006	2006	3	100	2,032	
2	0282	POOL ENCL	0	100	26	60	1,560.00	UT	15.00	15.00	100	2006	2006	3	40	9,360	
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2006	2006	3	51	16,065	
4	0031	BARN, MT AE	0	100	50	30	1,500.00	UT	11.00	11.00	100	0	0	3	100	16,500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
8	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
9	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
10	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
														TOTAL OB/XF		49,457	

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	DPHT 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							

