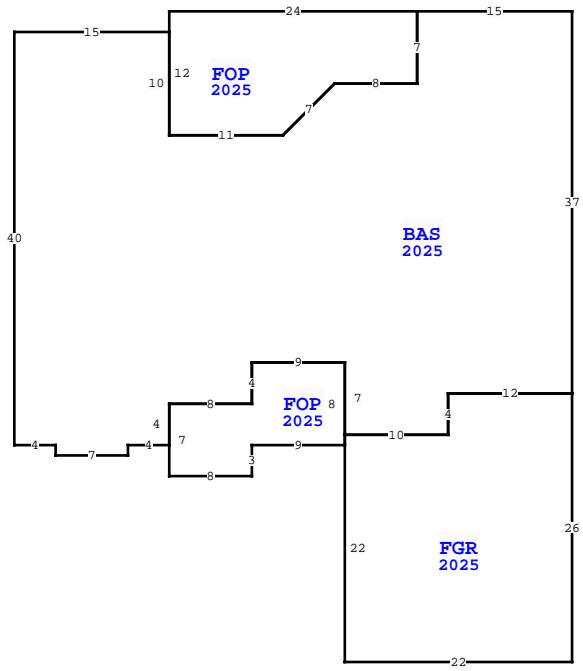


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	16.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2025	1,836	227,732
FGR	532	55	2025	293	36,343
FOP	128	30	2025	38	4,713
FOP	236	30	2025	71	8,807
TOTALS	2,732			2,238	277,595

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%	- 2025								
					Heated Area: 1836						
						HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		277,595	
TOTAL MARKET OB/XF VALUE		46,240	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		353,835	
SOH/AGL Deduction		0	
ASSESSED VALUE		353,835	
TOTAL EXEMPTION VALUE	HX HB VP	353,835	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		353,835	
NCON VALUE		41,200	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,839	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051927	Storage Building	67,000	12/26/2024
000051263	Right-of-Way Acce		10/25/2024
000048826	New Residential C	225,000	12/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/53	9/19/2024	WD Q	Q	I	01	374,000
GRANTOR: TERRY CRAIG A						
GRANTEE: SANDERS BERYL						
1455/2516	12/27/2021	WD Q	Q	V	01	28,000
GRANTOR: PINTADO JONI						
GRANTEE: TERRY CRAIG A						

EXTRA FEATURES																
L	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 5,040.00	5,040.00	100	2025	2024	100	5,040	
2	0030	BARN,MT	0	100	0	0		1.00	UT 41,200.00	41,200.00	100	2026	2025	100	41,200	

321 SW GREENWOOD TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

BUILDING NOTES									
BUILDING DIMENSIONS									

BAS=[YR=2025;ORIG=10,-10] W15 S7 W8 D5L5 W11 N10 W15 S40 E4 S1 E7 N1 E4 N4 E8 N4 E9 S7 E10 N4 E12 N37 \$  
 FGR=[YR=2025;ORIG=10,27] W12 S4 W10 S22 E22 N26 \$  
 FOP=[YR=2025;ORIG=-5,-10] W24 S12 E11 U5R5 E8 N7 \$  
 FOP=[YR=2025;ORIG=-12,24] W9 S4 W8 S7 E8 N3 E9 N8 \$

LAND DESCRIPTION										TOTAL OB/XF														
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	30,000.00	30,000.00	30,000							