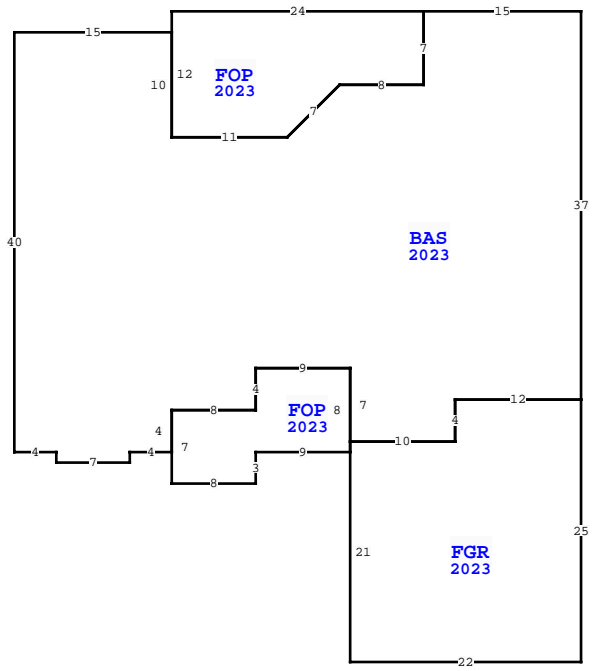




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	04	CENTRAL	100		
Heating Type	03	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	07	07			
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	2023	1,836	245,447
FGR	510	55	2023	280	37,432
FOP	128	30	2023	38	5,080
FOP	236	30	2023	71	9,491
TOTALS	2,710			2,225	297,450

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%	- 2023								
Heated Area: 1836						HX Base Yr 2023					



342 SW THISTLEWOOD LN, FORT WHITE

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

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			3.00	100	2023	2022		100	2,430	

TOTAL OB/XF 2,430

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	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		297,450	
TOTAL MARKET OB/XF VALUE		2,430	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		329,880	
SOH/AGL Deduction		10,661	
ASSESSED VALUE		319,219	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		267,808	
TOTAL JUST VALUE		329,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,947	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042212	New Residential C	175,000	06/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1028	1/11/2022	WD Q	Q	I	01	330,000
GRANTOR: TERRY CRAIG						
GRANTEE: SOKOLOFF JENNIFER N						
1430/375	1/20/2021	WD Q	Q	V	01	22,000
GRANTOR: MOORE JENNIFER A & AA						
GRANTEE: TERRY CRAIG						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=20,-20] W15 S7 W8 D5L5 W11 N10 W15 S40 E4 S1 E7 N1 E4 N4 E8 N4 E9 S7 E10 N4 E12 N37 \$											
FOP=[YR=2023;ORIG=5,-20] W24 S12 E11 U5R5 E8 N7 \$											
FOP=[YR=2023;ORIG=-19,18] S7 E8 N3 E9 N8 W9 S4 W8 \$											
FGR=[YR=2023;ORIG=-2,21] S21 E22 N25 W12 S4 W10 \$											