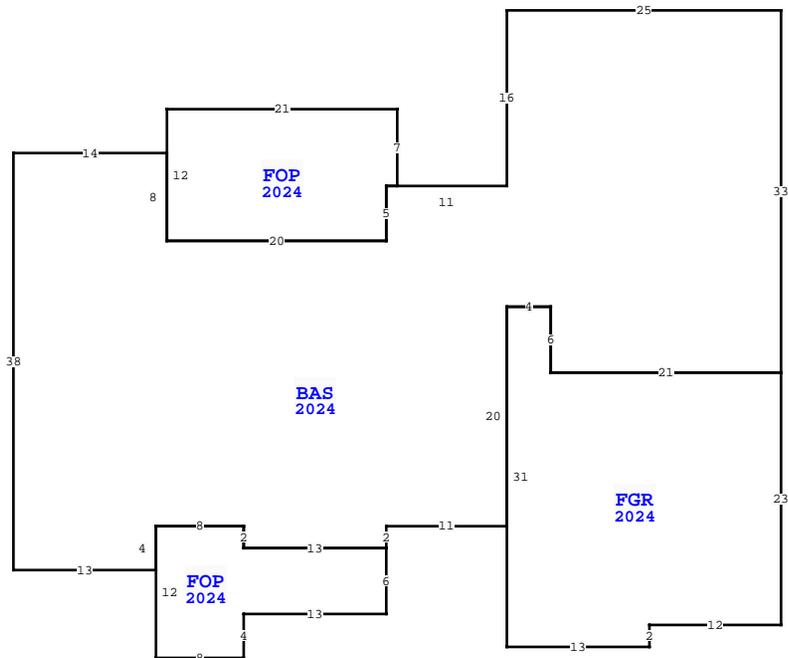


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	00	N/A 50
Interior Floor	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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
BAS	2,216	100
FGR	625	55
FOP	174	30
FOP	247	30
TOTALS	3,262	

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		350,228	2023	2023	0	0	2.00	98.00	
			Heated Area: 2216				HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			343,223
TOTAL MARKET OB/XF VALUE			6,900
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			380,123
SOH/AGL Deduction			0
ASSESSED VALUE			380,123
TOTAL EXEMPTION VALUE			HX HB 51,411
BASE TAXABLE VALUE			328,712
TOTAL JUST VALUE			380,123
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050325	Swimming Pool and	30,000	07/10/2024
000045580	New Residential C	0	09/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/1436	12/10/2021	WD	Q	V	01	45,000

BUILDING NOTES						
GRANTOR: POTTER KELLY						
GRANTEE: WENTWORTH CALEB JAC						
1416/1078 7/06/2020 WD U V 11 100						
GRANTOR: OLD CYPRESS HOLDINGS						
GRANTEE: KELLY & DAVID POTTE						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100	2024	2,216	283,165
FGR	625	55	2024	344	43,957
FOP	174	30	2024	52	6,644
FOP	247	30	2024	74	9,456
TOTALS	3,262			2,686	343,223

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
1	0166	CONC, PAVMT	0	100	0	1.00	UT	6,100.00	6,100.00	100	2024	2023
2	0169	FENCE/WOOD	0	100	0	1.00	UT	800.00	800.00	100	2024	2023

TOTAL OB/XF												
190 SW THISTLEWOOD LN, 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
TOTAL OB/XF 6,900												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=80,20] W25 S16 W11 S5 W20 N8 W14 S38 E13 N4 E8 S2 E13 N2 E11 N20 E4 S6 E21 N33 \$												
FGR=[YR=2024;ORIG=80,53] W21 N6 W4 S31 E13 N2 E12 N23 \$												
FOP=[YR=2024;ORIG=45,29] W21 S12 E20 N5 E1 N7 \$												
FOP=[YR=2024;ORIG=44,69] W13 N2 W8 S12 E8 N4 E13 N6 \$												

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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00