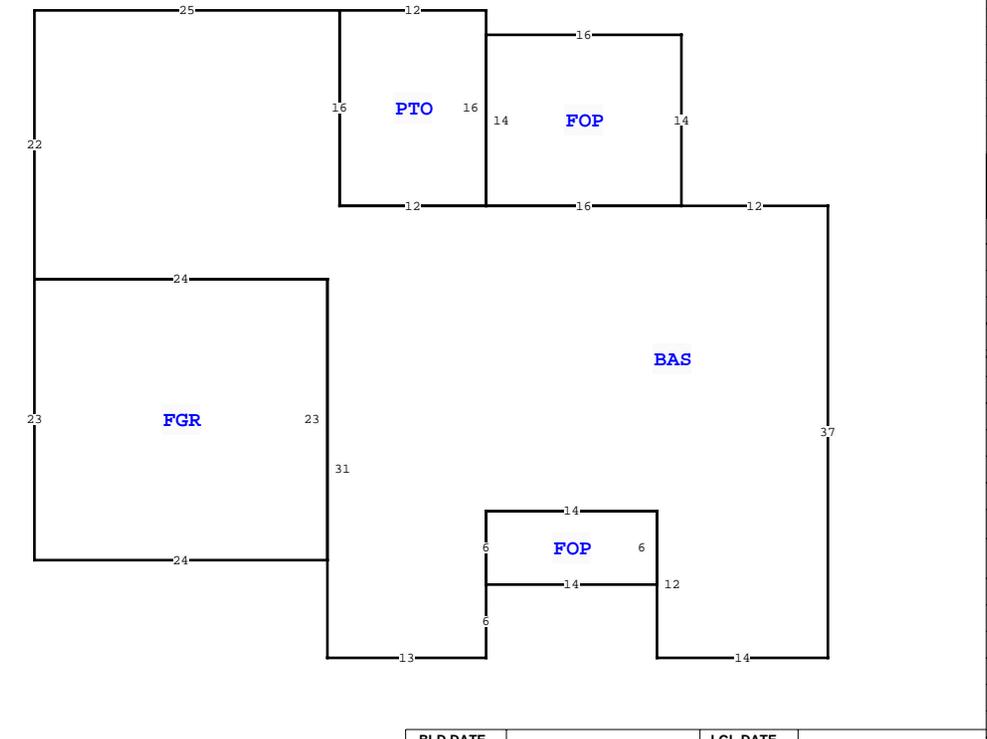


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,299	121.5176	136.10	312,894	2007	2007	0	0	18.00	82.00	



Quality	06	06			
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	1,893	100		1,893	211,262
FGR	552	55		304	33,927
FOP	84	30		25	2,790
FOP	224	30		67	7,478
PTO	192	5		10	1,116
TOTALS	2,945			2,299	256,573

EXTRA FEATURES		262 SW GREENWOOD TER, 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	2,041.00	UT	3.00	3.00	100	2007	2007	3	100	6,123	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY	Tax Group: 4	STANDARD
BUILDING MARKET VALUE		256,573
TOTAL MARKET OB/XF VALUE		6,523
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		293,096
SOH/AGL Deduction		212,106
ASSESSED VALUE		80,990
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		24,579
TOTAL JUST VALUE		293,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052041	Roof Replacement	21,801	01/10/2025
25615	SFR	476	03/14/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/2033	6/26/2019	WD Q	Q	I	01	215,000
GRANTOR: NICKALOS JOSEPH & ALI						
GRANTEE: DENISSE GIMENEZ TRU						
1291/2400	3/30/2015	WD Q	Q	I	01	190,000
GRANTOR: MATTHEW J & LEANNE B						
GRANTEE: NICKALOS JOSEPH & A						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FOP= N14 W16 S14 E16\$ W16 PTO= N16 W12 S16 E12\$ W12 N16 W25 S22 FGR= S23 E24 N23 W24\$ E24 S31 E13 N6 FOP= E14 N6 W14 S6\$ N6 E14 S12 E14 N37\$.	

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							