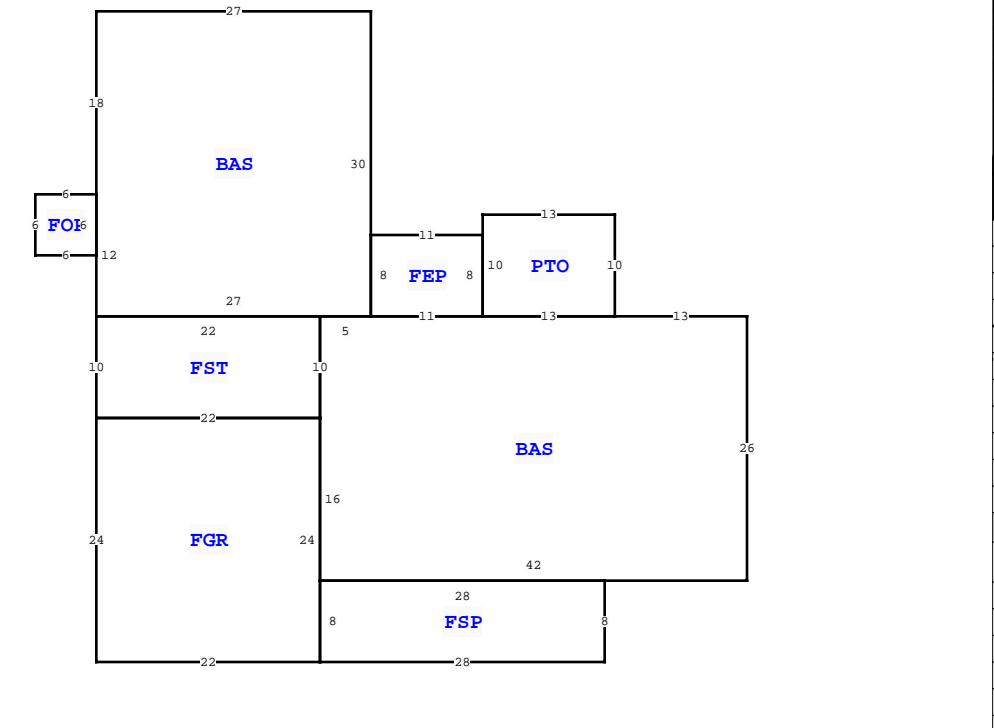


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,490	116.7360	130.74	325,543	1993	1993	0	0	0	32.00	68.00		
1 SINGLE FAM 100% - 2016 Heated Area: 1902 HX Base Yr 2016														



QUALITY	CD	CONSTRUCTION			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	34616.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100		810	72,011
BAS	1,092	100		1,092	97,082
FEP	88	80		70	6,223
FGR	528	55		290	25,782
FOP	36	30		11	978
FSP	224	40		90	8,002
FST	220	55		121	10,758
PTO	130	5		6	533
TOTALS	3,128			2,490	221,369

300 SW BRIGHTON CT, FORT WHITE

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

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,554.00	UT	2.00	2.00	100	0	0	3	100	5,108	
3	0166	CONC, PAVMT	0	100	10	1,250.00	UT	2.00	2.00	100	0	0	3	100	2,500	
4	0120	CLFENCE 4	0	100	0	240.00	UT	4.50	4.50	60	1993	1993	3	60	648	
5	0296	SHED METAL	0	100	12	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

TOTAL OB/XF 10,456

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	24,000.00	24,000.00	24,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,369
TOTAL MARKET OB/XF VALUE		10,456
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		255,825
SOH/AGL Deduction		84,647
ASSESSED VALUE		171,178
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		114,767
TOTAL JUST VALUE		255,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,081

LAND:1:1: LOT 8 BLOCK B HOLLINGSWORTH ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7390	SFR	33,000	07/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/1782	10/29/2015	WD	Q	I	01	175,000
GRANTOR: DONALD E & CHARLOTTE						
GRANTEE: JACK R & VICTORIA R						
1267/0386	12/16/2013	WD	Q	I	01	157,000
GRANTOR: WILLIAM ELDRIDGE & JO						
GRANTEE: DONALD E & CHARLOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N10 W13 S10 E13\$ W13 FEP= N8 W11 S8 E11\$W11
BAS= N30 W27 S18 FOP= W6 S6 E6 N6\$ S12 E27\$ W5 FST= W22 S10
E22 N10\$ S10 FGR= W22 S24 E22 N24\$ S16 FSP= S8 E28 N8 W28\$
E42 N26\$.