

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	SINGLE FAM	100%	- 2026		Heated Area: 1250								HX	Base Yr 2026

123 SW SONOMA WAY, FORT WHITE

Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	35616.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	11,145
BAS	1,040	100		1,040	55,196
FOP	96	30		29	1,539
FOP	224	30		67	3,556
FOP	295	30		88	4,671
TOTALS	1,865			1,434	76,107

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	0296	SHED METAL	0	100	10	20	UT	7.00	7.00	50	2005	2005	3	50	700	
2	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	900	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.89	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,240							

TOTAL OB/XF															
														1,600	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			76,107
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			30,240
TOTAL MARKET VALUE			107,947
SOH/AGL Deduction			14,643
ASSESSED VALUE			93,304
TOTAL EXEMPTION VALUE	HX HB SX		93,304
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			107,947
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051455	Roof Replacement	7,500	11/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/2160	10/18/2024	WD	Q	I	01	125,000
GRANTOR: TORRES ERIC						
GRANTEE: STAAB ROBERT ERIC						
1383/0962	4/09/2019	WD	U	I	12	57,500
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: ERIC & AIMEE TORRES						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP= N8 W28 S8 E28\$ BAS= W28 FOP= N3 W5 S13 W5 S23 E10 N33\$ S26 BAS= S10 E21 N10 W21\$ E40 N26 FOP= N8 W12 S8 E12\$ W12\$.													