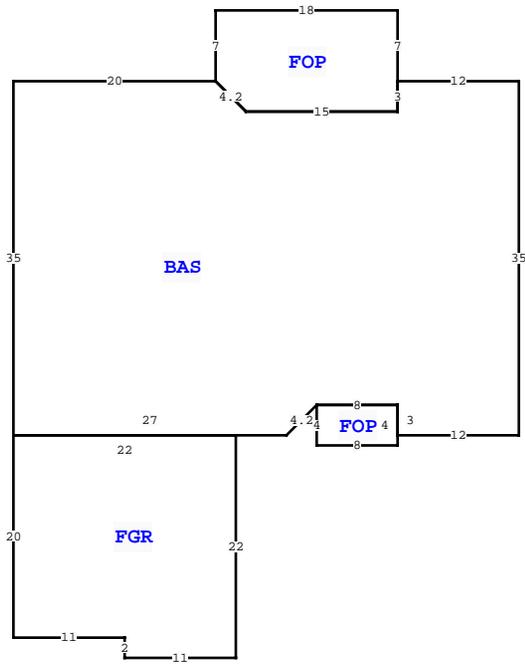




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 15 | HARDTILE | 20 |
| 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 |
| Architectual Units | 05 | CONV | 100 |
| Condition Adj | 04 | 04 | 100 |
| Quality | 06 | 06 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 35616.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,672 | 100 | |
| FGR | 462 | 55 | |
| FOP | 32 | 30 | |
| FOP | 176 | 30 | |
| TOTALS | 2,342 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|-----------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 3 | SINGLE FAM | 100% | - 2023 | 149.65 | 297,654 | 2007 | 2007 | 0 | 0 | 18.00 | 82.00 | Heated Area: 1672 HX Base Yr 2023 | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 244,076 |
| TOTAL MARKET OB/XF VALUE | | | 9,820 |
| TOTAL LAND VALUE - MARKET | | | 52,000 |
| TOTAL MARKET VALUE | | | 305,896 |
| SOH/AGL Deduction | | | 57,725 |
| ASSESSED VALUE | | | 248,171 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 196,760 |
| TOTAL JUST VALUE | | | 305,896 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 292,531 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 26052 | SFR | 507 | 07/24/2007 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1458/587 | 1/28/2022 | WD Q | Q | I | 01 | 366,000 |
| GRANTOR: MORRIS RENE G | | | | | | |
| GRANTEE: SIMPSON KEITH WILLI | | | | | | |
| 1121/0016 | 5/31/2007 | WD Q | Q | I | 01 | 24,800 |
| GRANTOR: RENE G MORRIS & CHARL | | | | | | |
| GRANTEE: RENE G MORRIS | | | | | | |

| 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 | 0210 | GARAGE U | 0 | 100 | 24 | 24 | UT | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 100 | 5,760 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 3 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 100 | 2,000 | |
| 4 | 0166 | CONC, PAVMT | 0 | 100 | 16 | 20 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 960 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 300 | |
| TOTALS | | | | | | | | | | | | | | 9,820 | | |

| BUILDING NOTES | | | |
|---------------------------------|--|--|--|
| 491 SW RED CEDAR CT, FORT WHITE | | | |

| BUILDING DIMENSIONS | | | |
|---|--|--|--|
| BAS= W12 FOP= N7 W18 S7 D3 R3 E15 N3\$ S3 W15 L3 U3 W20 S35 FGR= S20 E11 S2 E11 N22 W22\$ E27 U3 R3 FOP= S4 E8 N4 W8\$ E8 S3 E12 N35\$. | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 52,000 | | | | | | | |