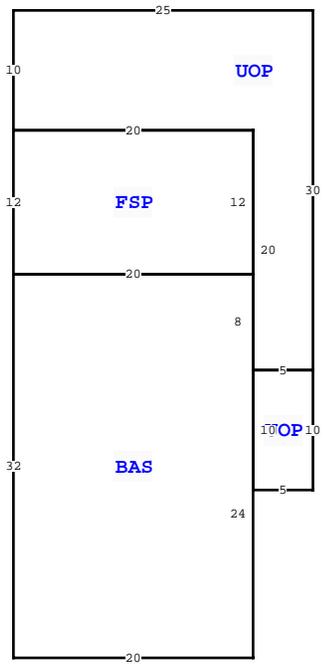




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architactual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	640	100	
FSP	240	40	
UOP	50	20	
UOP	350	20	
TOTALS	1,280		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	PILING	0%	- 2024								
				Heated Area: 640								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			113,098
TOTAL MARKET OB/XF VALUE			24,410
TOTAL LAND VALUE - MARKET			105,710
TOTAL MARKET VALUE			243,218
SOH/AGL Deduction			0
ASSESSED VALUE			243,218
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			243,218
TOTAL JUST VALUE			243,218
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054170	Electrical Servic		09/30/2025
30116	STORAGE	320	04/30/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2788	5/19/2023	WD U		I	35	550,000
GRANTOR: WATTERS JAMES B						
GRANTEE: KOEHLER JAKE AKA JA						
1280/1783	8/27/2014	WD U		I	30	100
GRANTOR: JAMES B & GRACE WALTE						
GRANTEE: JAMES B & GRACE WAL						

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	0294	SHED WOOD/	0	0	10	12	120.00	UT	5.50	5.50	100	1993	1993	3	100	660	
2	0070	CARPORT UF	0	0	0	20	500.00	UT	1.50	1.50	60	2010	2010	3	60	450	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
4	0030	BARN,MT	0	0	30	50	1,500.00	UT	15.00	15.00	100	2012	2012	3	100	22,500	

BUILDING NOTES			
950 SW RATTLESNAKE GLN, FORT WHITE			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] N8 W20 S32 E20 N24 \$			
UOP=[ORIG=0,0] E5 N30 W25 S10 E20 S20 \$			
FSP=[ORIG=0,-8] N12 W20 S12 E20 \$			
UOP=[ORIG=0,0] S10 E5 N10 W5 \$			

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	0		A-1	0.00	0.00	9.61	AC		1.00	1.00	1.00	11,000.00	11,000.00	105,710								