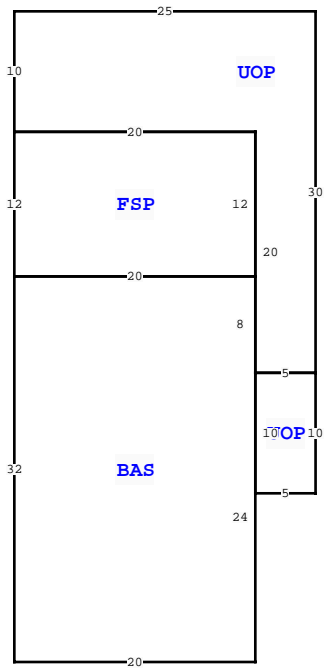




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	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		110,382	
TOTAL MARKET OB/XF VALUE		24,410	
TOTAL LAND VALUE - MARKET		105,710	
TOTAL MARKET VALUE		240,502	
SOH/AGL Deduction		0	
ASSESSED VALUE		240,502	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		240,502	
TOTAL JUST VALUE		240,502	
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															950 SW RATTLESNAKE GLN, 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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
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										24,410				
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							