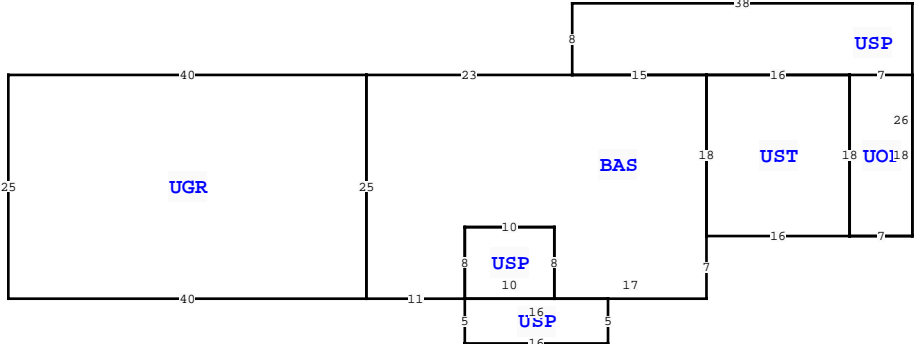


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	09 PINE WOOD 100
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,681	72.3240	81.00	136,161	1980	1980	0	0	35.00	65.00
1 SINGLE FAM 100% - 1995 Heated Area: 870 HX Base Yr 1995											



DOR CODE		MKT AREA			
0100	SINGLE FAMILY		02		
NEIGHBORHOOD/LOC		36515.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100		870	45,806
UGR	1,000	45		450	23,693
UOP	126	20		25	1,316
USP	80	35		28	1,474
USP	80	35		28	1,474
USP	430	35		150	7,898
UST	288	45		130	6,845
TOTALS	2,874			1,681	88,505

4628 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	1,200.00	100	2013	2013	3	100	1,200
2	0261	PRCH, UOP	0	100	0	0	0	1.00	UT 0.00	0.00	100	2013	2013	3	100	600
3	0261	PRCH, UOP	0	100	0	0	0	1.00	UT 0.00	0.00	100	2016	2016	3	100	500
4	0261	PRCH, UOP	0	100	0	0	0	1.00	UT 0.00	0.00	100	2016	2016	3	100	200
5	0040	BARN, POLE	0	100	0	0	0	1.00	UT 2,000.00	2,000.00	100	2026	2025		100	2,000

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	2.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	90,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,505
TOTAL MARKET OB/XF VALUE			4,500
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			183,005
SOH/AGL Deduction			103,983
ASSESSED VALUE			79,022
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			27,611
TOTAL JUST VALUE			183,005
NCON VALUE			2,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049498	Roof Replacement	6,500	03/30/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0510/0117	4/01/1983	WD	Q	I		24,700
GRANTOR:						
GRANTEE:						
0463/0171	12/01/1979	03	Q	V		24,680
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W23 UGR= W40 S25 E40 N25\$ S25 E11 USP= S5 E16 N5 W16\$ USP= E10 N8 W10 S8\$ N8 E10 S8 E17 N7 UST= E16 UOP= E7 N18 W7 S18\$ N18 W16 S18\$ N18 USP= E16 S18 E7N26 W38 S8 E15\$ W15\$.