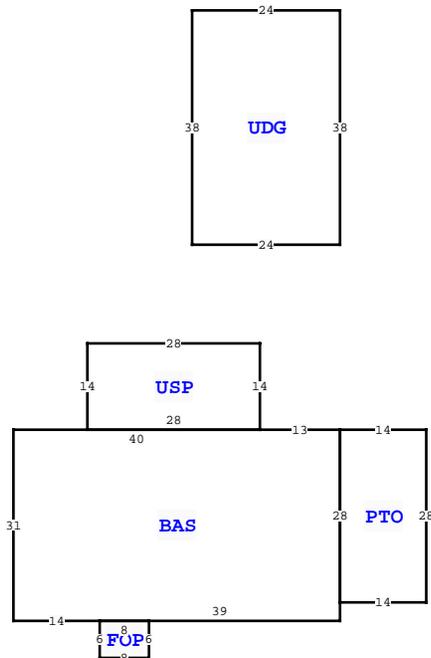


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	03	MASONRY	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	36515.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100		1,643	159,846
FOP	48	30		14	1,362
PTO	392	5		20	1,946
UDG	912	55		502	48,839
USP	392	35		137	13,329
TOTALS	3,387			2,316	225,322

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2008								
				Heated Area: 1643			HX Base Yr 2008				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		225,322				
TOTAL MARKET OB/XF VALUE		2,450				
TOTAL LAND VALUE - MARKET		65,000				
TOTAL MARKET VALUE		292,772				
SOH/AGL Deduction		113,566				
ASSESSED VALUE		179,206				
TOTAL EXEMPTION VALUE		51,411		HX HB		
BASE TAXABLE VALUE		127,795				
TOTAL JUST VALUE		292,772				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		281,673				
SALE:1:1: LOT 31 FERNWOOD ESTATES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000050914	Electrical Servic	0	09/29/2024			
000041622	Roof Replacement	10,465	03/29/2021			
21951	GARAGE	135	06/09/2004			
20761	SFR	291	06/02/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0962/1827	9/11/2002	WD	U	V	09	14,500
GRANTOR: DENNIS & HIDEKO LEMIN						
GRANTEE: JEFFREY & LAURI REE						
0782/0594	11/03/1993	WD	Q	V		10,000
GRANTOR: EUGENE SACCOMANO						
GRANTEE: DENNIS LEMING						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W13 W40 S31 E14 E39 N3 N28 \$						
UDG=[ORIG=0,-30] N38 W24 S38 E24 \$						
USP=[ORIG=-13,0] N14 W28 S14 E28 \$						
PTO=[ORIG=0,28] E14 N28 W14 S28 \$						
FOP=[ORIG=-39,31] S6 E8 N6 W8 \$						

EXTRA FEATURES												453 SW TANGERINE DR, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2003	2003	3	100	1,200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	50	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION												TOTAL OB/XF												2,450
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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							