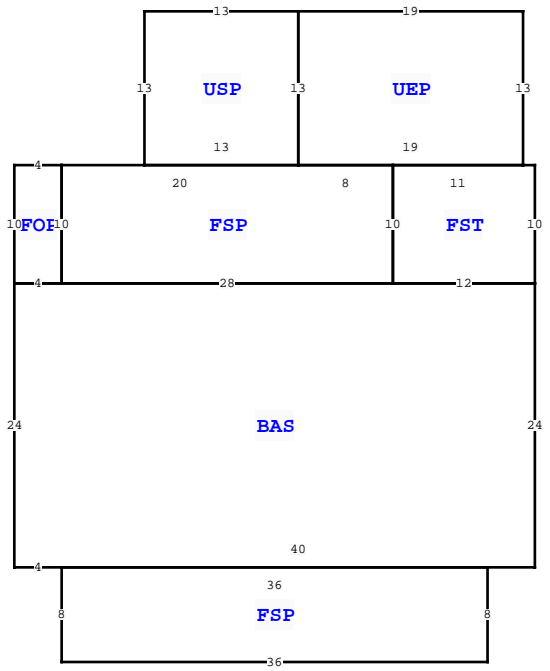


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
FOP	40	30	
FSP	280	40	
FSP	288	40	
FST	120	55	
UEP	247	60	
USP	169	35	
TOTALS	2,200		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,568	68.1437	76.32	119,670	2005	2005	0	0	30.00	70.00		
2 SINGLE FAM 0% - 2025 Heated Area: 1056 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			83,769
TOTAL MARKET OB/XF VALUE			6,989
TOTAL LAND VALUE - MARKET			27,500
TOTAL MARKET VALUE			118,258
SOH/AGL Deduction			0
ASSESSED VALUE			118,258
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			118,258
TOTAL JUST VALUE			118,258
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18171	M H	125	04/16/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/2087	2/25/2026	QC	U	I	11	100

GRANTOR: FLORIDA HOLDINGS TRUS
GRANTEE: COLUMBIA FLORIDA HO
1508/2311 2/16/2024 QC U I 11 0
GRANTOR: PHILLIPS SCOTT A
GRANTEE: FLORIDA HOLDINGS TR

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	14	10	UT	9.00	9.00	100	2005	2005	3	100	1,260	
2	0296	SHED METAL	0	0	9	9	UT	9.00	9.00	100	2013	2013	3	100	729	
3	0210	GARAGE U	0	0	32	24	UT	0.00	0.00	100	2005	2005	3	100	5,000	

TOTAL OB/XF													
6,989													

LAND DESCRIPTION																								
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	154.00	287.00	1.00	LT		1.00	1.00	0.75	22,000.00	16,500.00	16,500							
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.50	22,000.00	11,000.00	11,000							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= N24 FST= N10 W1 UEP= N13 W19 S13 E19\$ W11 S10 E12\$ W12 FSP= N10 W8 USP= N13 W13 S13 E13\$ W20 S10 E28\$ W28 FOP= N10 W4 S10 E4\$ W4 S24 E4 FSP= S8 E36 N8 W36\$ E40\$.													