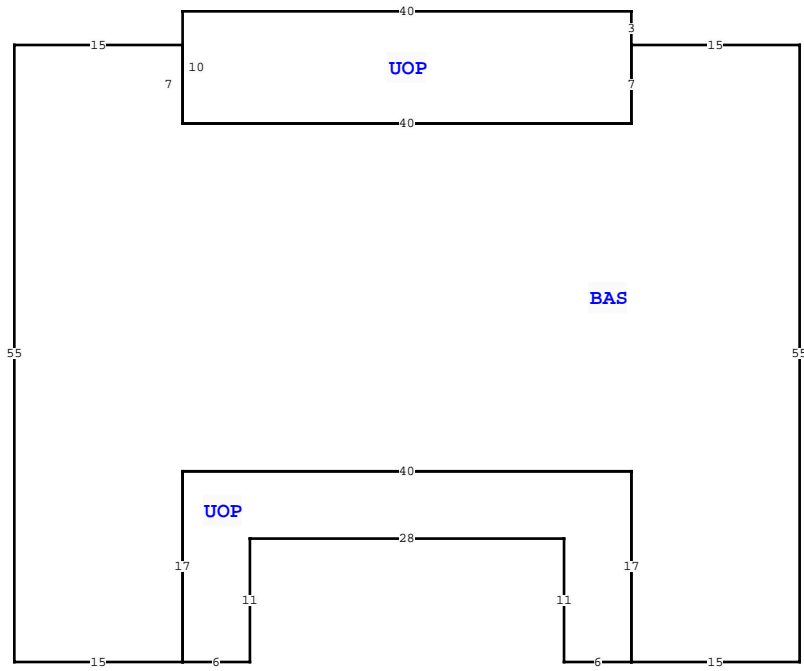


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,890	100	
UOP	372	20	
UOP	400	20	
TOTALS	3,662		
		3,044	300,346

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,044	103.6450	116.08	353,348	2010	2010	0	0	15.00	85.00		
2 SINGLE FAM 100% - 2003 Heated Area: 2890 HX Base Yr 2003													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	300,346			
TOTAL MARKET OB/XF VALUE	18,820			
TOTAL LAND VALUE - MARKET	175,500			
TOTAL MARKET VALUE	494,666			
SOH/AGL Deduction	108,608			
ASSESSED VALUE	386,058			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	334,647			
TOTAL JUST VALUE	494,666			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	498,199			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24906	ADDN SFR	819	08/23/2006
11523	M H	125	08/14/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0973/0810	12/30/2002	WD	Q	I		175,000
GRANTOR: DOUGLAS SR & DAWN CO						
GRANTEE: DOUGLAS & MERRILLEE						
0720/0489	5/25/1990	WD	Q	V		65,000
GRANTOR: JOHN HIXON						
GRANTEE: DOUGLAS COCKRAN						

EXTRA FEATURES														460 SW RIVERLAND CT, 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	0031	BARN,MT AE	0	100	30	48	UT	8.00	8.00	100	1996	1996	3	100	11,520	
2	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	100	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION														TOTAL OB/XF 18,820										
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		00	0.00	0.00	1.00	AC		1.00	1.00	0.75	13,000.00	9,750.00	9,750							
2	9510	C	RIVER	100		00	0.00	0.00	17.00	AC		1.00	1.00	0.75	13,000.00	9,750.00	165,750							