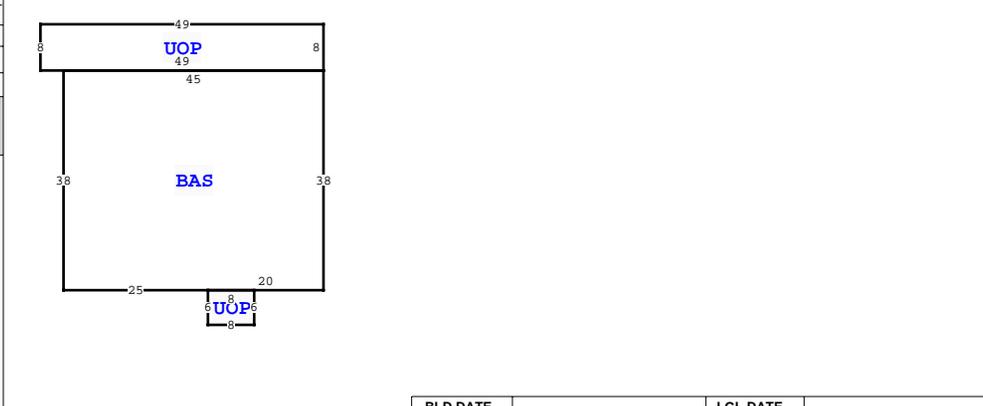




ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0300	01	2,500	109.6704	137.09	342,725	1994	1994	0	0	0	38.75	61.25
1 SFR PILING 0% - 0 Heated Area: 2070 HX Base Yr												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		209,919	
TOTAL MARKET OB/XF VALUE		23,626	
TOTAL LAND VALUE - MARKET		173,062	
TOTAL MARKET VALUE		406,607	
SOH/AGL Deduction		0	
ASSESSED VALUE		406,607	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		406,607	
TOTAL JUST VALUE		406,607	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,750	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100		1,710	143,585
FUS	360	100		360	30,228
UCP	1,710	20		342	28,717
UOP	48	20		10	840
UOP	392	20		78	6,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051660	Roof Replacement	3,000	12/04/2024
000051661	Roof Replacement	20,000	12/04/2024
8438	SFR	66,000	06/01/1994
7545	M H	40	09/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0398	8/27/2018	WD U	I	I	11	100

GRANTOR: ROBERT STEVEN BAKER A  
GRANTEE: RIVERLAND COURT LLC

1339/0534	6/15/2017	WD U	I	30	208,000
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GRANTOR: ROBERT S BAKER & ROSE  
GRANTEE: ROBERT STEVEN BAKER

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	0210	GARAGE U	0	0 24 24	576.00	UT	18.00	18.00	100	0	0	3	100	10,368	
2	0166	CONC, PAVMT	0	0 17 25	425.00	UT	2.00	2.00	100	0	0	3	100	850	
3	9945	Well/Sept	0	0 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0180	FPLC 1STRY	0	0 0 0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000	
5	0296	SHED METAL	0	0 8 10	80.00	UT	5.00	5.00	100	1994	1994	3	100	400	
6	0166	CONC, PAVMT	0	0 24 24	576.00	UT	2.00	2.00	100	2010	2010	3	100	1,152	
7	0084	DOCK-RIVER	0	0 20 16	320.00	UT	14.50	14.50	100	2010	2010	3	40	1,856	

TOTAL OB/XF													23,626
620 SW RIVERLAND CT, FORT WHITE													
BLD DATE													LGL DATE
XF DATE													LAND DATE
INC DATE													AG DATE
													03/31/2022 MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
UOP= N8 W49 S8 E49\$ BAS= W45S38 E25 UOP= S6 E8 N6 W8\$ E20N38\$ PTR= N30 FUS= N20 W18 S20 E18\$ S30\$ PTR= N30 E40 UCP= E45 N38 W45 S38\$ S30 W40\$.												

LAND DESCRIPTION													TOTAL OB/XF													23,626
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	0132	C	SFR RIVER	0		00	0.00	0.00	17.75	AC		1.00	1.00	0.75	13,000.00	9,750.00	173,062									