

FORT WHITE: ALL BLOCK 68, EX THE  
315-01, DC 1231-903, 1231-915, W  
FORT WHITE, FL 32038

2025

00-00-00-14441-000

**BUILDING CHARACTERISTICS**

**CD CONSTRUCTION**

**MARKET ADJUSTMENTS**

**COLUMBIA COUNTY PROPERTY**

PAGE 1 of 1

| ELEMENT        | CD | CONSTRUCTION   |
|----------------|----|----------------|
| Exterior Wall  | 15 | CONC BLOCK 100 |
| Roof Cover     | 03 | GABLE/HIP 100  |
| Roof Structur  | 03 | COMP SHGL 100  |
| Interior Wall  | 02 | WALL BD/WD 100 |
| Interior Floor | 06 | VINYL ASB 100  |
| Air Condition  | 03 | CENTRAL 100    |
| Heating Type   | 04 | AIR DUCTED 100 |
| Bedrooms       | 2  | 100            |
| Bathrooms      | 2  | 100            |
| Frame          | 01 | NONE 100       |
| Stories        | 1. | 1. 100         |
| Architectural  | 05 | CONV 100       |
| Units          | 03 | 03 100         |
| Condition Adj  | 01 | 01 100         |
| Kitchen Adjus  |    |                |

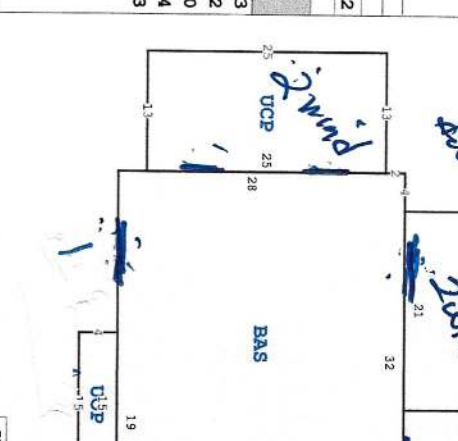
| TYPE              | MDL | EFF AREA | TOT ADJPTS | EFF BASE RATE | REPL COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|-------------------|-----|----------|------------|---------------|---------------|------|------|------|------|-------|--------|
| 0100              | 01  | 1,519    | 94,0500    | 98.75         | 150,001       | 1969 | 1969 | 0    | 0    | 35.00 | 65.00  |
| Heated Area: 1080 |     |          |            |               |               |      |      |      |      |       |        |
| HX Base Yr 2023   |     |          |            |               |               |      |      |      |      |       |        |

| VALUATION BY              | Tax Dist: | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              |           |          |
| BUILDING MARKET VALUE     |           | 97,501   |
| TOTAL MARKET/OBX/VALUE    |           | 0        |
| TOTAL LAND VALUE - MARKET |           | 18,480   |
| TOTAL MARKET VALUE        |           | 115,981  |
| SOH/AGL Deduction         |           | 1,798    |
| ASSESSED VALUE            |           | 114,183  |
| TOTAL EXEMPTION VALUE     |           | 50,000   |
| BASE TAXABLE VALUE        |           | 64,183   |
| TOTAL JUST VALUE          |           | 115,981  |
| INCOME VALUE              |           | 0        |
| PREVIOUS YEAR MKT VALUE   |           | 115,981  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 25710      | MAINT/ALTR  | 35  | 04/09/2007 |

| OFF RECORD                                                 | DATE      | TYPE | Q | V | I  | SN | SALE PRICE |
|------------------------------------------------------------|-----------|------|---|---|----|----|------------|
| Number                                                     |           |      |   |   |    |    |            |
| 1459/1781                                                  | 6/23/2022 | U    | 1 | 1 | 18 |    | 0          |
| GRANTOR: CLERK OF COURT                                    |           |      |   |   |    |    |            |
| GRANTEE: FORTHOFFER HILDA                                  |           |      |   |   |    |    |            |
| 1247/2052                                                  | 1/08/2013 | WD   | U | I | 30 |    | 12,500     |
| GRANTOR: STEPHEN M HUDSON                                  |           |      |   |   |    |    |            |
| GRANTEE: VERIE NEIDER WILKI                                |           |      |   |   |    |    |            |
| BUILDING NOTES                                             |           |      |   |   |    |    |            |
| BUILDING DIMENSIONS                                        |           |      |   |   |    |    |            |
| UST= N31 S17 E10 USP= S17 BAS= W4 S2 UCB= W13 S25 E13 N25S |           |      |   |   |    |    |            |
| S28 E17 UOP= S4 E15 N4 W15S E19 N30 W32S E21 N17 W21S E21  |           |      |   |   |    |    |            |
| N17S.                                                      |           |      |   |   |    |    |            |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,080            | 100         | 1,080        | 69,323               |
| UCP       | 325              | 20          | 65           | 4,172                |
| UOP       | 60               | 20          | 12           | 770                  |
| USP       | 357              | 35          | 125          | 8,024                |
| UST       | 527              | 45          | 237          | 15,213               |



| EXTRA FEATURES              | BLD CAP     | L       | W | UNITS | UT    | Ad R | ADJ UNIT PRICE | ORIG COND      | YEAR ON   | YEAR ACTUAL | Q           | % COND | LG L DATE | LAND DATE | AG DATE   | OBX/ MKT VALUE | NOTES          |       |
|-----------------------------|-------------|---------|---|-------|-------|------|----------------|----------------|-----------|-------------|-------------|--------|-----------|-----------|-----------|----------------|----------------|-------|
| TOTALS                      | 2,349       |         |   |       |       |      |                |                |           |             |             |        |           |           |           |                |                |       |
| EXTRA FEATURES              |             |         |   |       |       |      |                |                |           |             |             |        |           |           |           |                |                |       |
| L OBX/ N CODE               | DESCRIPTION | BLD CAP | L | W     | UNITS | UT   | Ad R           | ADJ UNIT PRICE | ORIG COND | YEAR ON     | YEAR ACTUAL | Q      | % COND    | LG L DATE | LAND DATE | AG DATE        | OBX/ MKT VALUE | NOTES |
| 263 SW YULAN ST, FORT WHITE |             |         |   |       |       |      |                |                |           |             |             |        |           |           |           |                |                |       |
| BLD DATE                    |             |         |   |       |       |      |                |                |           |             |             |        |           |           |           |                |                |       |
| XF DATE                     |             |         |   |       |       |      |                |                |           |             |             |        |           |           |           |                |                |       |
| INC DATE                    |             |         |   |       |       |      |                |                |           |             |             |        |           |           |           |                |                |       |
| 04/20/2022                  |             |         |   |       |       |      |                |                |           |             |             |        |           |           |           |                |                |       |
| MLU                         |             |         |   |       |       |      |                |                |           |             |             |        |           |           |           |                |                |       |

| LAND DESCRIPTION | USE | CLS | DESCRIPTION | CAP | D | LOC | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D | DRTH | %    | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS | YEAR | DENSITY | DCL | FRZ | YR CONSV |
|------------------|-----|-----|-------------|-----|---|-----|-------|-------|-------------|-----------|---|------|------|---------|------------|----------------|------------|-------------------|------|---------|-----|-----|----------|
| 1 0100           | C   | SFR |             | 100 |   |     | 0.00  | 0.00  | 23,100.00   | SF        |   | 1.00 | 1.00 | 1.00    | 0.80       | 0.80           | 18,480     |                   |      |         |     |     |          |

| REVIEW DATE | 06/17/2015 | BY | DF | Total Acres: | 0.53 | Total Land Value: | 18,480 | Market: | 0 | Agricultural: | 0 | Common: | 18,480 | PRINTED | 10/30/2024 | BY SYS |
|-------------|------------|----|----|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|---------|------------|--------|
|-------------|------------|----|----|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|---------|------------|--------|

Scope of Work - Above with drawing of locations

| LAND DESCRIPTION | USE | CLS | DESCRIPTION | CAP | D | LOC | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D | DRTH | %    | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS | YEAR | DENSITY | DCL | FRZ | YR CONSV |
|------------------|-----|-----|-------------|-----|---|-----|-------|-------|-------------|-----------|---|------|------|---------|------------|----------------|------------|-------------------|------|---------|-----|-----|----------|
| 1 0100           | C   | SFR |             | 100 |   |     | 0.00  | 0.00  | 23,100.00   | SF        |   | 1.00 | 1.00 | 1.00    | 0.80       | 0.80           | 18,480     |                   |      |         |     |     |          |

| REVIEW DATE | 06/17/2015 | BY | DF | Total Acres: | 0.53 | Total Land Value: | 18,480 | Market: | 0 | Agricultural: | 0 | Common: | 18,480 | PRINTED | 10/30/2024 | BY SYS |
|-------------|------------|----|----|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|---------|------------|--------|
|-------------|------------|----|----|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|---------|------------|--------|