LOT 33 UNIT 7 THREE RIVERS ESTAT
774-486, WD 1406-2250,

OXENDINE MICHAEL W REVOCABLE LIVING TRUST
2434 SW SANTA FE DR
FORT WHITE, FL 32038

**2026**

**00-00-00-00647-004**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

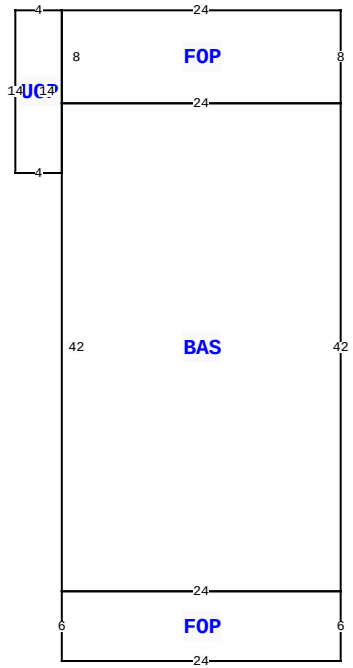
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 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 | 100000.07 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,008 | 100 | | 1,008 | 105,448 |
| FOP | 144 | 30 | | 43 | 4,498 |
| FOP | 192 | 30 | | 58 | 6,068 |
| UOP | 56 | 20 | | 11 | 1,151 |
| TOTALS | 1,400 | | | 1,120 | 117,165 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0300 | 01 | 1,120 | 136.1040 | 166.05 | 185,976 | 1988 | 1988 | 0 | 0 | 0 | 37.00 | 63.00 |

1 SFR PILING 100% - 2024 Heated Area: 1008 HX Base Yr 2024




2434 SW SANTA FE DR, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 117,165 |
| TOTAL MARKET OB/XF VALUE | | 6,568 |
| TOTAL LAND VALUE - MARKET | | 60,480 |
| TOTAL MARKET VALUE | | 184,213 |
| SOH/AGL Deduction | | 57,371 |
| ASSESSED VALUE | | 126,842 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 76,120 |
| TOTAL JUST VALUE | | 184,213 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 186,073 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1406/2250 | 2/18/2020 | WD | U | I | 30 | 100 |
| GRANTOR: CAROLYN OXENDINE | | | | | | |
| GRANTEE: THE MICHAEL W OXEND | | | | | | |
| 0571/0623 | 8/01/1985 | WD | Q | V | 01 | 16,100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP= W4 S14 E4 N14$ FOP= S8 BAS= S42 FOP= S6 E24 N6 W24$E24 N42 W24$ E24 N8 W24$.

## EXTRA FEATURES

| LN | 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 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0084 | DOCK-RIVER | 0 | 100 | 3 | 16 | 48.00 | UT | 14.50 | 14.50 | 100 | 2006 | 2006 | 3 | 40 | 278 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 50 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 24 | 42 | 1,008.00 | UT | 5.00 | 5.00 | 100 | 2016 | 2016 | 3 | 100 | 5,040 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,568

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 100 | | A-1 | 0.00 | 0.00 | 56.00 | FF | | 1.00 | 1.00 | 1.44 | 750.00 | 1,080.00 | 60,480 | | | | | | | |

REVIEW DATE 02/29/2016 BY DF Total Acres: 0.34 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 11/27/2025 BY SYS