LOTS 34, 35 & 36 UNIT 7 THREE RI
652-3,5, 652-694, 758-2088, 782-

FORET BARRY M II/FORET ANGELA K
2466 SW SANTA FE DR
FORT WHITE, FL 32038

2026

00-00-00-00647-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

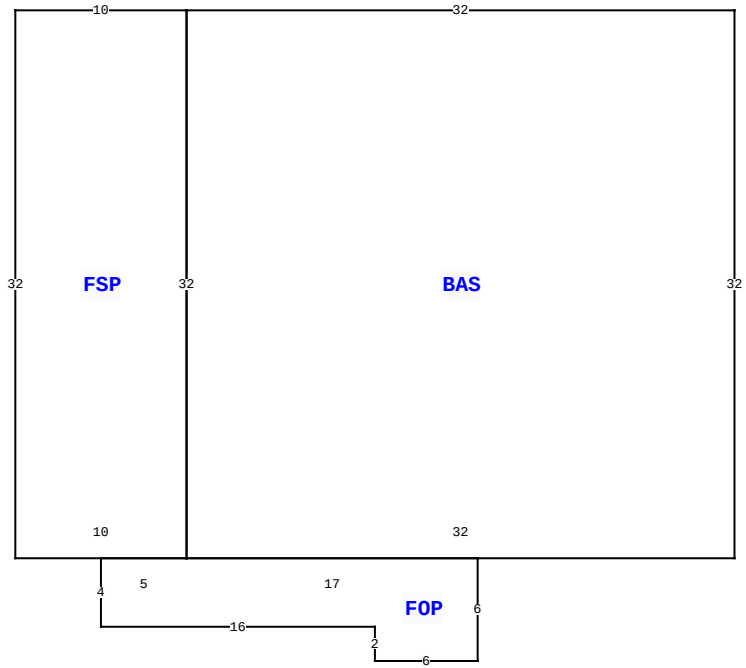
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,024	100		1,024	104,954
FOP	100	30		30	3,075
FSP	320	40		128	13,119
TOTALS	1,444			1,182	121,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,182	134.4156	163.99	193,836	1995	1995	0	0	0	37.50	62.50

1 SFR PILING 100% - 2010 Heated Area: 1024 HX Base Yr 2010



2466 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		121,148
TOTAL MARKET OB/XF VALUE		15,820
TOTAL LAND VALUE - MARKET		97,856
TOTAL MARKET VALUE		234,824
SOH/AGL Deduction		72,424
ASSESSED VALUE		162,400
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,678
TOTAL JUST VALUE		234,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,546

SALE:1:1: 2 LOTS - 2 PRCLS (00647-036)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044871	Electrical Servic	0	07/05/2022
000043287	Roof Replacement	12,495	12/01/2021
000041327	Electrical Servic	2,300	02/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1150/1596	5/16/2008	WD	Q	I		307,000
GRANTOR: MCKINIRY						
GRANTEE: FORET						
0758/2088	4/09/1992	WD	Q	V		12,000
GRANTOR: DANIEL GREENE						
GRANTEE: PAUL MCKINIRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= W10 S32 E10 N32$ S32 FOP= W5 S4 E16 S2 E6N6 W17$ E32 N32$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,700	
3	0166	CONC,PAVMT	0	100	0	0	1,344.00	UT	5.00	5.00	100	2016	2016	3	100	6,720	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	

LAND DESCRIPTION

TOTAL OB/XF 15,820

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	0100	C	SFR	100		A-1	0.00	0.00	56.00	FF		1.00	1.00	0.85	750.00	637.50	35,700							
2	0020	C	VAC/WATER	100		A-1	0.00	0.00	60.00	FF		1.00	1.00	0.85	750.00	637.50	38,250							
3	0020	C	VAC/WATER	100		A-1	0.00	0.00	75.00	FF		1.00	1.00	0.43	750.00	318.75	23,906							

REVIEW DATE 06/21/2023 BY JB Total Acres: 0.00 Total Land Value: 97,856 Market: 0 Agricultural: 0 Common: 97,856 PRINTED 11/27/2025 BY SYS