LOTS 80, 81, 82 & 83 UNIT 10 THR ESTATES.

WOOSTER MARY E LIVING TRUST U/A DATED MAY 2, 2024
7194 BAXLEY LANE
SARASOTA, FL 34241

2026

00-00-00-00805-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

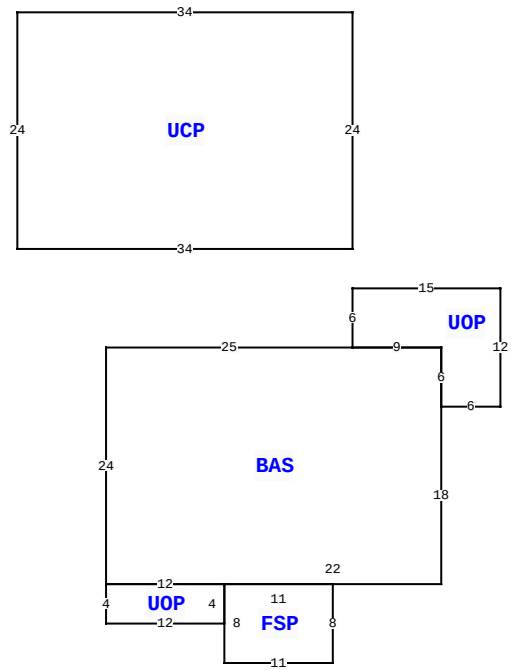
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	100000.10	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100		816	70,608
FSP	88	40		35	3,029
UCP	816	20		163	14,104
UOP	48	20		10	866
UOP	126	20		25	2,163
TOTALS	1,894			1,049	90,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,049	116.2720	141.85	148,801	1986	1986	0	0	0	39.00	61.00

1 SFR PILING 0% - 2025 Heated Area: 816 HX Base Yr



1942 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	90,769
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	44,100
TOTAL MARKET VALUE	135,069
SOH/AGL Deduction	0
ASSESSED VALUE	135,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,069
TOTAL JUST VALUE	135,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049108	Roof Replacement	8,500	01/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/884	7/01/2024	WD	U	I	11	100
GRANTOR: WOOSTER MARY E						
GRANTEE: WOOSTER MARY E LIVI						
1337/2140	5/22/2017	WD	Q	V	03	8,000
GRANTOR: GEORGE E A BUNTROCK I						
GRANTEE: ROBERT E & MARY E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S24 E12 E22 N18 N6 W9 $
UCP=[ORIG=0,-10] N24 W34 S24 E34 $
UOP=[ORIG=9,6] E6 N12 W15 S6 E9 S6 $
FSP=[ORIG=-13,24] S8 E11 N8 W11 $
UOP=[ORIG=-25,24] S4 E12 N4 W12 $
.

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	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		00	0.00	0.00	2.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	30,600							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.75	18,000.00	13,500.00	13,500							

REVIEW DATE 02/12/2024 BY JS Total Acres: 2.48 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 11/21/2025 BY SYS