LOTS 27 & 28 BLOCK 4 UNIT 23, TH ESTATES.

MATHEWS LANCE M/MATHEWS DEBORAH L
330 SW UTAH ST
FORT WHITE, FL 32038

2025

00-00-00-01438-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

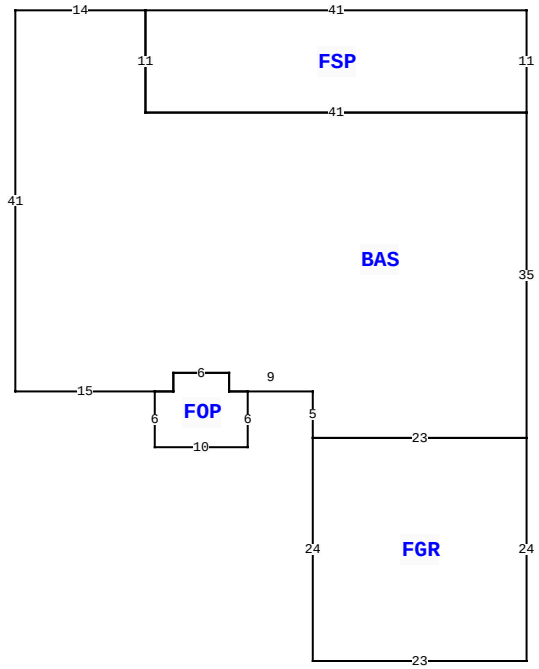
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100		1,907	174,643
FGR	552	55		304	27,840
FOP	72	30		22	2,015
FSP	451	40		180	16,484
TOTALS	2,982			2,413	220,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,413	111.5730	120.50	290,766	2000	2000	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1907 HX Base Yr 2014



330 SW UTAH ST, 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		220,982
TOTAL MARKET OB/XF VALUE		3,490
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		251,472
SOH/AGL Deduction		93,477
ASSESSED VALUE		157,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,273
TOTAL JUST VALUE		251,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051378	Swimming Pool and	80,000	11/04/2024
000042215	Roof Replacement	13,000	06/24/2021
15887	SFR	325	08/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1259/2300	7/03/2013	WD	U	I	12	132,000
GRANTOR: REGIONS BANK						
GRANTEE: LANCE M & DEBORAH J						
1230/2406	2/09/2012	WD	U	I	12	0
GRANTOR: JAIME AND MARGARITA P						
GRANTEE: REGIONS BANK (DEED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S41 E15 FOP= S6 E10 N6 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E9 S5 FGR= S24 E23 N24 W23$ E23 N35 FSP= N11 W41 S11 E41$ W41 N11$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2000	2000	3	100	900	
3	0166	CONC,PAVMT	0	100	0	0	590.00	UT	2.00	2.00	50	2000	2000	3	50	590	

LAND DESCRIPTION

TOTAL OB/XF 3,490

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.50	18,000.00	9,000.00	9,000							

REVIEW DATE 04/25/2022 BY JS Total Acres: 0.92 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 04/28/2025 BY SYS