LOT 6 SANTA FE WOODS S/D.
819-2301, 825-1667, WD 1412-2424

MONTENIERI ROBERT
3082 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2025

06-7S-16-04143-106

BUILDING CHARACTERISTICS

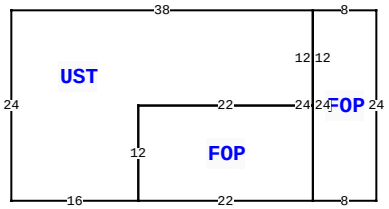
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0100	1.00/

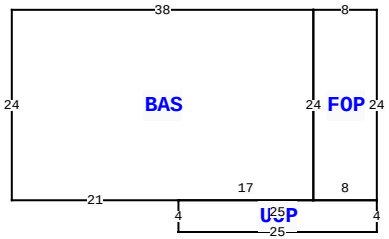
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100		912	88,700
FOP	192	30		58	5,641
FOP	192	30		58	5,641
FOP	264	30		79	7,683
UOP	100	20		20	1,945
UST	648	45		292	28,399
TOTALS	2,308			1,419	138,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,419	118.3875	139.70	198,234	1997	1997	0	0	0	30.38	69.62

1 SFR PILING – 0% - 2022 Heated Area: 912 HX Base Yr





3082 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	138,011
TOTAL MARKET OB/XF VALUE	504
TOTAL LAND VALUE - MARKET	41,250
TOTAL MARKET VALUE	179,765
SOH/AGL Deduction	2,916
ASSESSED VALUE	176,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,849
TOTAL JUST VALUE	179,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,691

SALE:2:1: LOT 6

SALE:1:1: LOT 6 SANTA FE WOODS

LAND:1:1: 5.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12053	SFR	155	01/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1515	11/30/2021	QC	U	I	11	100
GRANTOR: CLEN SUMMER STAR						
GRANTEE: MONTENIERL ROBERT E						
1412/2424	6/03/2020	WD	Q	I	01	145,000
GRANTOR: WILLIAM C & JOYCE D R						
GRANTEE: SUMMER CLEM & ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S24 E21 UOP= S4 E25N4 W25$ E17 FOP= E8 N24 W8 S24$ N24$ PTR= N30 FOP= N24 W8 UST= W38 S24 E16 N12 E22 N12$ FOP= S12 W22 S12 E22 N24$ S24 E8$ S30$.

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	8	12	96.00	UT	7.50	7.50	70	1999	1999	3	70	504	

LAND DESCRIPTION

TOTAL OB/XF 504

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	55,000.00	41,250.00	41,250							

REVIEW DATE 06/24/2015 BY TW Total Acres: 5.00 Total Land Value: 41,250 Market: 0 Agricultural: 0 Common: 41,250 PRINTED 05/08/2025 BY SYS