

LOT 9 SANTA FE RIVER PLANTATIONS
ORB 388-361, 781-770, 781-771

SOMMERS RANDY S/SOMMERS PEGGY S
221 SW THORNE LN
FORT WHITE, FL 32038

2026

29-7S-17-10058-099

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 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	30717.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,865	100
FGR	506	55
FOP	120	30
TOTALS	2,491	2,179 213,634

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,179	126.8663	142.09	309,614	1994	1994	0	0	0 31.00	69.00	
1 SINGLE FAM 100% - 1995 Heated Area: 1865 HX Base Yr 1995												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,865	100	1,865	182,849								
FGR	506	55	278	27,256								
FOP	120	30	36	3,529								
TOTALS	2,491		2,179	213,634								

221 SW THORNE LN, FORT WHITE

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

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0166	CONC, PAVMT	0 100	20 20	400.00	UT	2.00	2.00	100	1994	1994	3 100

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	0100	C	SFR	100		00	0.00	0.00	1.71	AC		1.00
TOTAL OB/XF 800												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	0100	C	SFR	100		00	0.00	0.00	1.71	AC		1.00
TOTAL OB/XF 800												
REVIEW DATE 01/24/2014 BY TW Total Acres: 1.71 Total Land Value: 39,330 Market: 0 Agricultural: 0 Common: 39,330 PRINTED 11/13/2025 BY SYS												

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						213,634						
TOTAL MARKET OB/XF VALUE						800						
TOTAL LAND VALUE - MARKET						39,330						
TOTAL MARKET VALUE						253,764						
SOH/AGL Deduction						122,120						
ASSESSED VALUE						131,644						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						80,922						
TOTAL JUST VALUE						253,764						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						256,860						
SALE:1:1: LOT 9 SANTA FE RIVER PLANTATION												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
0781/0771		10/04/1993		WD	Q		V			8,000		
GRANTOR: ADAIR GARRETT												
GRANTEE: RANDY S SOMMERS												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W50 S41 E29 N2 F0P= E20N6 W20 S6\$ N6 E20 FGR= S6 E22N23												
W22 S17\$ N17 E1 N16\$.												