LOT 7 SANTA FE RIVER PLANTATIONS
479-197, 793-817, WD 1103-1340,

HOWARD WILLIAM C
283 SW HEFLIN AVE
FORT WHITE, FL 32038

2025

30-7S-17-10058-077

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

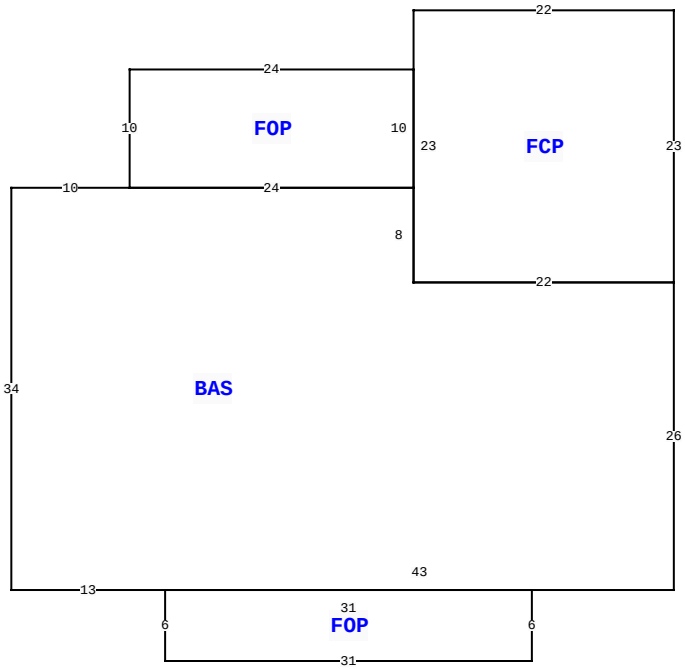
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	220,341
FCP	506	25		126	16,067
FOP	186	30		56	7,141
FOP	240	30		72	9,181
TOTALS	2,660			1,982	252,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	122.4237	137.11	271,752	2017	2017	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1728 HX Base Yr 2018



283 SW HEFLIN AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,729
TOTAL MARKET OB/XF VALUE		45,247
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		321,976
SOH/AGL Deduction		114,808
ASSESSED VALUE		207,168
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,446
TOTAL JUST VALUE		407,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,668

SALE:1:1: INCLUDED 10058-066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38835	POOL	0	10/30/2019
34312	SFR	735	08/03/2016
22761	POOL ENCL	80	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1337/0424	5/15/2017	WD	Q	I	01	232,500
GRANTOR: G BUZBEE INC						
GRANTEE: WILLIAM C HOWARD						
1316/0690	6/09/2016	PR	U	V	11	100
GRANTOR: STEVEN MCCUE PR						
GRANTEE: G BUZBEE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S34 E13 FOP= S6 E31 N6 W31$ E43 N26 FCP= N23 W22 S 23 E22$ W22 N8 FOP= N10 W24 S10 E24$ W24$.

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	0040	BARN,POLE	0	100	34	30	600.00	UT	2.50	2.50	100	2003	2003	3	100	1,500	
2	0280	POOL R/CON	0	100	16	42	672.00	UT	70.00	70.00	100	2021	2020		93	43,747	

LAND DESCRIPTION

TOTAL OB/XF 45,247

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							
2	6677	A	PECANS	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	500.00	500.00	2,000							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	88,000							

REVIEW DATE 12/28/2020 BY HC Total Acres: 5.00 Total Land Value: 24,000 Market: 88,000 Agricultural: 2,000 Common: 22,000 PRINTED 05/13/2025 BY SYS