



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	11	CLAY TILE 90
Interior Floo	14	CARPET 10
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 06 06

DOR CODE 0100 SINGLE FAMILY

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	2,250	100		2,250	255,825
FGR	462	55		254	28,880
FOP	850	30		255	28,993
FSP	120	40		48	5,458

TOTALS 3,682 2,807 319,155

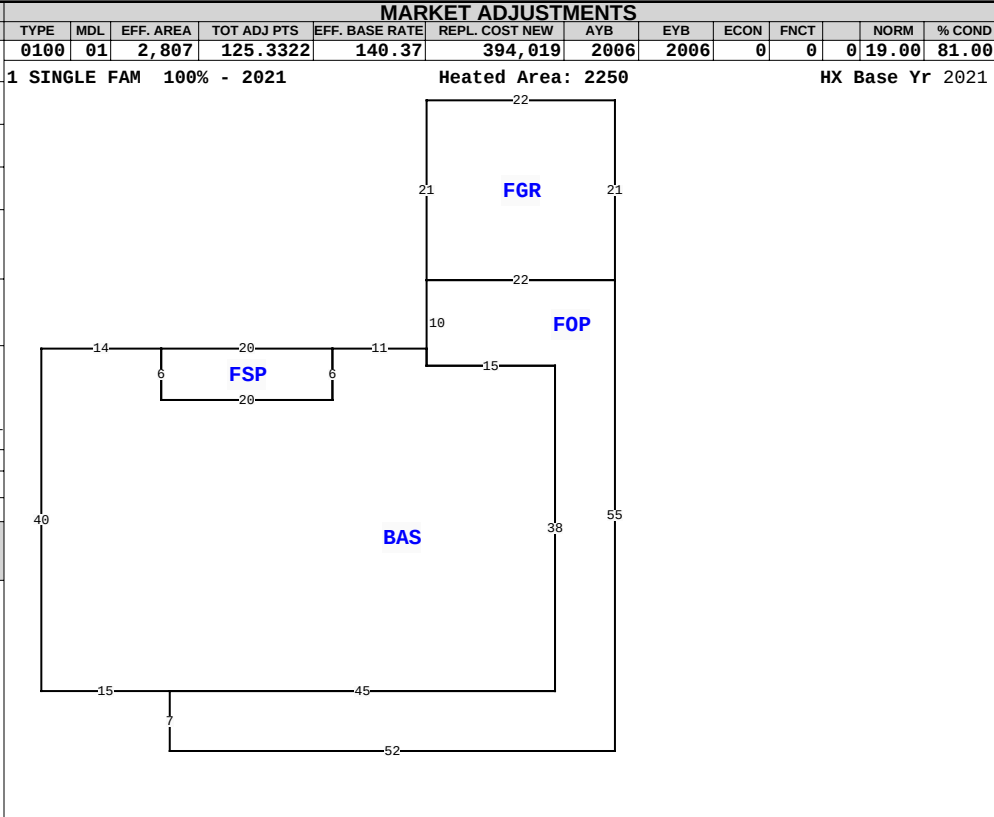
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0 100	0	0	384.00	UT	2.50	2.50	100	2006	2006	3	100	960	
2	0280	POOL R/CON	0 100	28	12	392.00	UT	70.00	70.00	100	2006	2006	3	51	13,994	
3	0282	POOL ENCL	0 100	30	45	1,350.00	UT	15.00	15.00	100	2006	2006	3	40	8,100	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.29	AC		1.00	1.00	1.00	23,000.00	23,000.00	52,670							

REVIEW DATE 01/22/2018 BY DF



265 SW THORNE LN, FORT WHITE

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,807	125.3322	140.37	394,019	2006	2006	0	0	19.00	81.00

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	319,155
TOTAL MARKET OB/XF VALUE	23,454
TOTAL LAND VALUE - MARKET	52,670
TOTAL MARKET VALUE	395,279
SOH/AGL Deduction	72,307
ASSESSED VALUE	322,972
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	272,250
TOTAL JUST VALUE	395,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,044

SALE:1:1: SELL PRICE HIGH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24401	POOL ENCL	30	04/19/2006
24315	POOL	115	03/29/2006
23762	SFR	670	10/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/6520	7/08/2020	WD	Q	I	01	323,000

GRANTOR: GRANT B & ELIZABETH J

GRANTEE: JODY & LYNN ROMANI

1387/2241 6/28/2019 WD Q I 01 310,900

GRANTOR: ALICE Y GREEN

GRANTEE: GRANT B & ELIZABETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S40 E15 FOP= S7 E52 N55 FGR= N21 W22 S21 E22\$ W22 S10 E15 S38 W45\$ E45 N38 W15 N2 W11 FSP= W20 S6 E20 N6\$ S6 W20 N6\$.