LOTS 12 & 32 SANTA FE RIVER PLAN
476-590. 775-2197, 812-194, 865-

THOMAS KENNETH D/THOMAS LORNA J S
411 THORNE LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

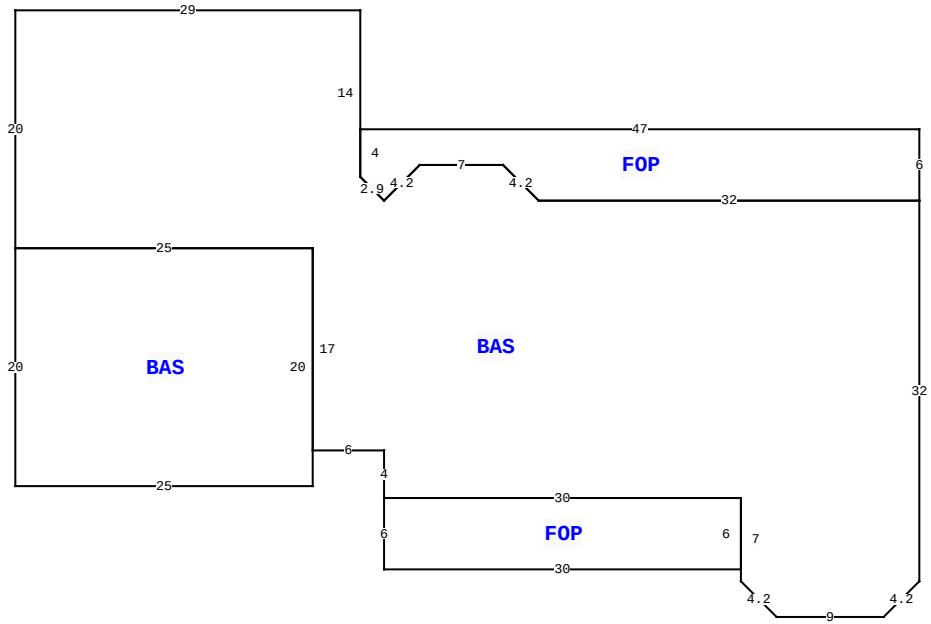
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100		500	50,168
BAS	1,988	100		1,988	199,466
FOP	180	30		54	5,418
FOP	250	30		75	7,526
TOTALS	2,918			2,617	262,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,617	119.4424	133.78	350,102	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2002 Heated Area: 2488 HX Base Yr 2002



411 SW THORNE LN, 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		262,576
TOTAL MARKET OB/XF VALUE		6,110
TOTAL LAND VALUE - MARKET		82,940
TOTAL MARKET VALUE		351,626
SOH/AGL Deduction		137,213
ASSESSED VALUE		214,413
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,691
TOTAL JUST VALUE		351,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,128

SALE:4:1: SALE INCLUDED RE# 10058-132

LAND:2:1: LOT 32

LAND:1:1: LOT 12

SALE:2:1: LOT 12

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16702	SFR	300	03/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0865/2373	9/11/1998	WD	Q	V	02	25,000
GRANTOR: HOOD						
GRANTEE: THOMAS						
0865/2373	9/11/1998	WD	Q	V	02	25,000
GRANTOR: HOOD						
GRANTEE: THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S20 BAS= S20 E25 N20 W25$ E25 S17 E6 S4 FOP= S6 E30 N6 W30$ E30 S7 D3 R3 E9 R3 U3 N32 FOP= N6 W47 S4 D2 R2 U3 R3 E7 R3 D3 E32$ W32 U3 L3 W7 L3 D3 L2 U2 N14$.

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	0166	CONC,PAVMT	0	100	0	0	873.00	UT	1.50	1.50	100	2000	2000	3	100	1,310	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 6,110

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	1.39	AC		1.00	1.00	1.00	22,000.00	22,000.00	30,580							
2	0000	C	VAC RES	100		00	0.00	0.00	2.38	AC		1.00	1.00	1.00	22,000.00	22,000.00	52,360							

REVIEW DATE 01/22/2018 BY DF Total Acres: 3.77 Total Land Value: 82,940 Market: 0 Agricultural: 0 Common: 82,940 PRINTED 11/18/2025 BY SYS