LOT 13 SANTA FE RIVER PLANTATION
ORB 456-526, 782-007, 796-1951,

CHITTUM RANDALL C
473 SW THORNE LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-143

BUILDING CHARACTERISTICS

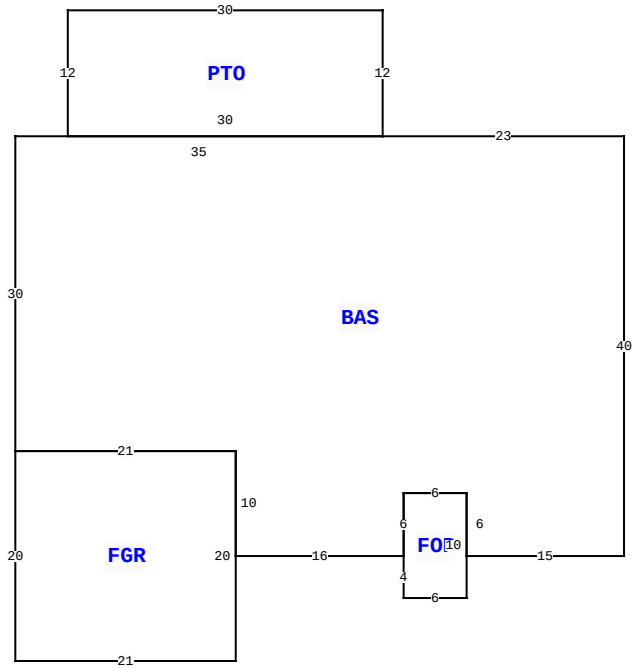
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100		2,074	217,044
FGR	420	55		231	24,175
FOP	60	30		18	1,884
PTO	360	5		18	1,884
TOTALS	2,914			2,341	244,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	133.4817	149.50	349,980	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1996 Heated Area: 2074 HX Base Yr 1996



473 SW THORNE LN, 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		244,986
TOTAL MARKET OB/XF VALUE		10,584
TOTAL LAND VALUE - MARKET		53,130
TOTAL MARKET VALUE		308,700
SOH/AGL Deduction		115,606
ASSESSED VALUE		193,094
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,372
TOTAL JUST VALUE		308,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054009	Electrical Servic		09/09/2025
000053956	Right-of-Way Acce		09/01/2025
000041815	Storage Building	9,000	04/28/2021
9926	SFR	330	07/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1077/2735	1/06/2006	QC	Q	I	03	0
GRANTOR: MICHELLE P CHITTUM						
GRANTEE: RANDALL C CHITTUM						
0796/1951	10/13/1994	WD	Q	V	03	0
GRANTOR: EDD C & LUCILLE K CHI						
GRANTEE: RANDALL C CHITTUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 PTO= N12 W30 S12 E30$ W35 S30 FGR= S20 E21 N20W21$ E21 S10 E16 FOP= S4 E6 N10 W6 S6$ N6 E6 S6 E15 N40$.

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	16	16	256.00	UT	1.50	1.50	100	1995	1995	3	100	384	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
3	0060	CARPORT F	0	100	0	0	600.00	UT	15.00	15.00	100	2023	2022		100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 10,584

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	2.31	AC		1.00	1.00	1.00	23,000.00	23,000.00	53,130							

REVIEW DATE 09/08/2022 BY JB Total Acres: 2.31 Total Land Value: 53,130 Market: 0 Agricultural: 0 Common: 53,130 PRINTED 11/18/2025 BY SYS