LOT 15 SANTA FE RIVER PLANTATION
456-516, 793-2106,2108, DC 1039-

PHILLIPS SUZANNE MARIE/PHILLIPS KENNETH NEAL
577 SW THORNE LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-165

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

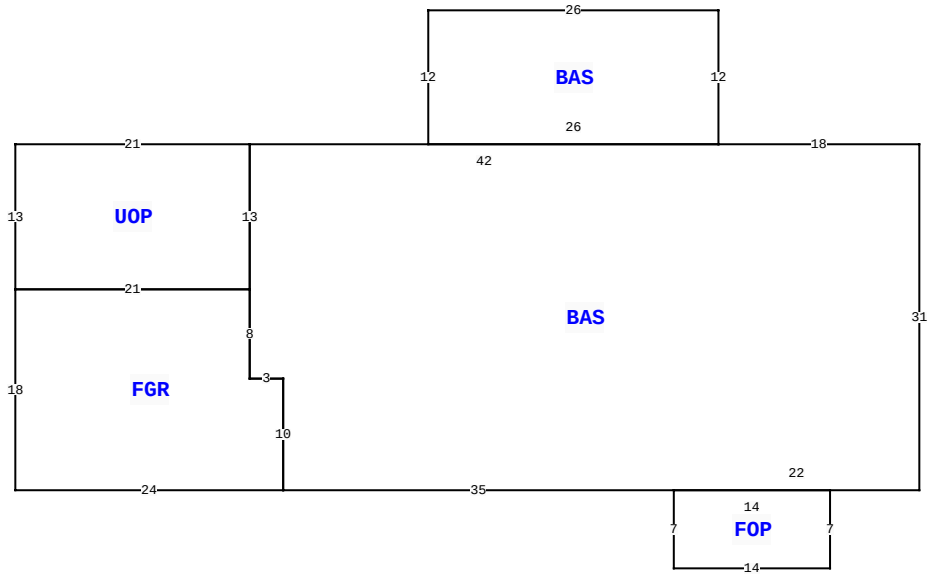
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
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	312	100		312	29,363
BAS	1,830	100		1,830	172,221
FGR	408	55		224	21,081
FOP	98	30		29	2,729
UOP	273	20		55	5,176
TOTALS	2,921			2,450	230,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,450	112.0350	125.48	307,426	1995	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 2142 HX Base Yr 2021



577 SW THORNE LN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		230,570
TOTAL MARKET OB/XF VALUE		3,210
TOTAL LAND VALUE - MARKET		54,050
TOTAL MARKET VALUE		287,830
SOH/AGL Deduction		57,112
ASSESSED VALUE		230,718
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,996
TOTAL JUST VALUE		287,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049542	Electrical Servic	0	04/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/1075	9/10/2019	WD	Q	I	01	245,000
GRANTOR: RONALD HELTON II & JA						
GRANTEE: SUZANNE MARIE & KEN						
1315/0570	5/17/2016	WD	Q	I	01	180,000
GRANTOR: CK CONTRACTING INC						
GRANTEE: RONALD HELTON II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 BAS= N12 W26 S12 E26$ W42 UOP= W21 S13 E21 N13$ S13 FGR= W21 S18 E24 N10 W3N8$ S8 E3 S10 E35 FOP= S7 E14N7 W14$ E22 N31$.

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	700.00	UT	1.50	1.50	100	1995	1995	3	100	1,050	
2	0040	BARN,POLE	0	100	36	24	864.00	UT	2.50	2.50	100	1995	1995	3	100	2,160	

LAND DESCRIPTION

TOTAL OB/XF 3,210

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.35	AC		1.00	1.00	1.00	23,000.00	23,000.00	54,050							

REVIEW DATE 02/13/2025 BY TW Total Acres: 2.35 Total Land Value: 54,050 Market: 0 Agricultural: 0 Common: 54,050 PRINTED 10/03/2025 BY SYS