LOT 16 SANTA FE RIVER PLANTATION
456-516, 793-2106, 793-2108, DC

YATES DONALD JAMES
607 SW THORNE LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-166

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

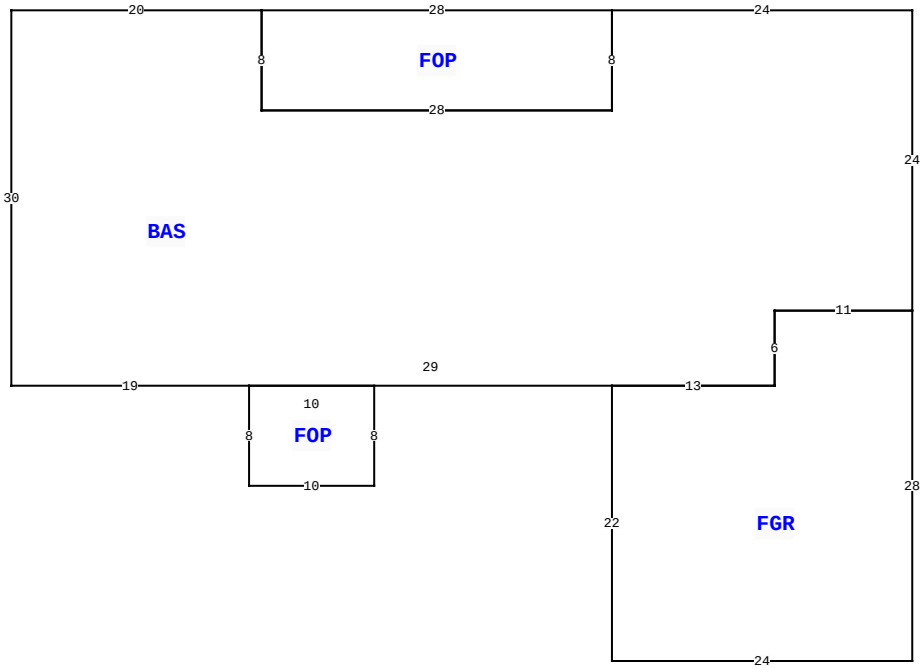
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100		1,870	233,317
FGR	594	55		327	40,799
FOP	80	30		24	2,995
FOP	224	30		67	8,360
TOTALS	2,768			2,288	285,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,288	119.7900	134.16	306,958	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1870 HX Base Yr 2019



633 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		285,471
TOTAL MARKET OB/XF VALUE		6,140
TOTAL LAND VALUE - MARKET		40,365
TOTAL MARKET VALUE		331,976
SOH/AGL Deduction		125,351
ASSESSED VALUE		206,625
TOTAL EXEMPTION VALUE	HX HB VX WR	60,722
BASE TAXABLE VALUE		145,903
TOTAL JUST VALUE		331,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36160	SFR	926	01/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1155	1/15/2021	QC	U	I	11	100
GRANTOR: YATES DONALD JAMES						
GRANTEE: YATES KIMBERLY						
1342/1335	8/10/2017	WD	Q	V	01	25,000
GRANTOR: CARLA N TIBBITTS						
GRANTEE: DONALD JAMES YATES(						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= W28 S8 E28 N8$ S8 W28 N8 W20 S30 E19 FOP= S8 E10 N8 W10$ E29 FGR= S22 E24 N28 W11 S6 W13 $ E13 N6 E11 N24$.

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	0070	CARPORT UF	0	100	42	35	1,470.00	UT	1.50	1.50	100	2018	2018	3	100	2,205	
2	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	10.00	100	2018	2018	3	100	2,400	
3	0166	CONC,PAVMT	0	100	22	31	682.00	UT	2.25	2.25	100	2018	2018	3	100	1,535	

LAND DESCRIPTION

TOTAL OB/XF 6,140

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	2.34	AC		1.00	1.00	0.75	23,000.00	17,250.00	40,365							

REVIEW DATE 01/29/2019 BY JS Total Acres: 2.34 Total Land Value: 40,365 Market: 0 Agricultural: 0 Common: 40,365 PRINTED 11/18/2025 BY SYS