LOTS 17 & 18 SANTA FE RIVER PLAN
ORB 441-211, 852-2147,

VENICK ANDREW R/VENICK MICHELE A
731 SW THORNE LN
FORT WHITE, FL 32038

2025

30-7S-17-10058-198

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

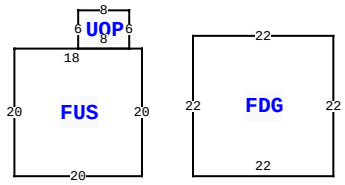
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.010	1.00/	

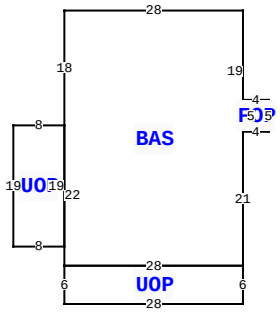
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	127,188
FDG	484	60		290	32,932
FOP	20	30		6	682
FUS	400	100		400	45,424
UOP	48	20		10	1,136
UOP	152	20		30	3,407
UOP	168	20		34	3,861
TOTALS	2,392			1,890	214,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,890	137.0188	153.46	290,039	1998	1998	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1520 HX Base Yr 1999





731 SW THORNE LN, FORT WHITE

BLD DATE	06/29/1998	CM	LGL DATE	
XF DATE	06/29/1998	CM	LAND DATE	04/21/2022 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,629
TOTAL MARKET OB/XF VALUE		8,584
TOTAL LAND VALUE - MARKET		73,260
TOTAL MARKET VALUE		296,473
SOH/AGL Deduction		118,096
ASSESSED VALUE		178,377
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,655
TOTAL JUST VALUE		296,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,780

SALE:1:1: SALE INCL RE# 10058-187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13629	SFR	195	02/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0852/2147	1/29/1998	WD	Q	V		16,000

GRANTOR: H O'STEEN
GRANTEE: VENICK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S18 UOP= W8 S19 E8 N19$ S22 UOP= S6 E28 N6 W28$ E28 N21 FOP= E4 N5 W4 S5$ N19$ PTR= N30 FUS= N20 W2 UOP= N6 W8 S6 E8$ W18 S20 E20$ S30 PTR= N30 E30 FDG= N22 W22 S22 E22$ S30 W30$.

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	496.00	UT	1.50	1.50	100	1998	1998	3	100	744	
2	0040	BARN,POLE	0	100	30	36	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,700	
3	0060	CARPORT F	0	100	18	20	1.00	UT	0.00	0.00	100	2017	2017	3	100	540	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 8,584

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	2.15	AC		1.00	1.00	1.00	22,000.00	22,000.00	47,300							
2	0000	C	VAC RES	100		00	0.00	0.00	2.36	AC		1.00	1.00	0.50	22,000.00	11,000.00	25,960							

REVIEW DATE 01/22/2018 BY DF Total Acres: 4.51 Total Land Value: 73,260 Market: 0 Agricultural: 0 Common: 73,260 PRINTED 06/20/2025 BY SYS