LOT 23 SANTA FE RIVER PLANTATION
450-570, 640-362, DC 873-508, 98

BONADURER MATTHEW L/BONADURER KAREN
569 SW WOODLANDS AVE
FORT WHITE, FL 32028

2026

30-7S-17-10058-253

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

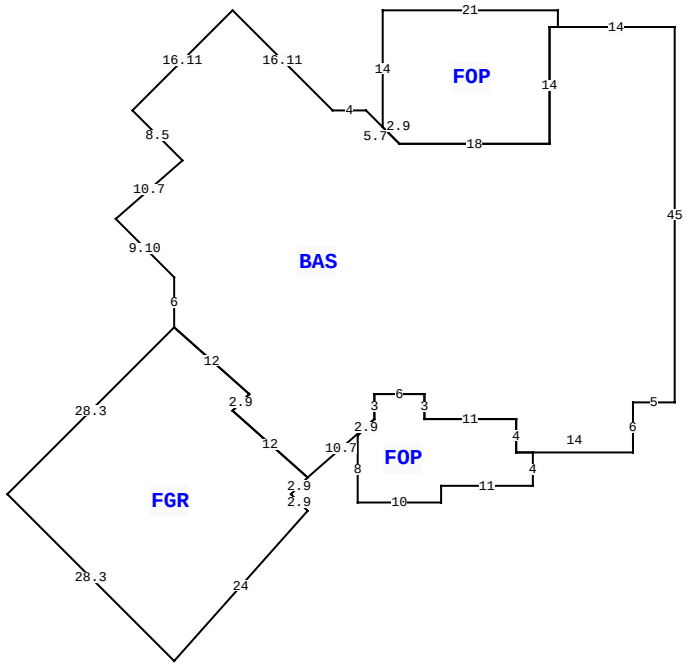
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,516	100		2,516	325,028
FGR	748	55		411	53,095
FOP	196	30		59	7,622
FOP	320	30		96	12,401
TOTALS	3,780			3,082	398,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,082	122.7050	137.43	423,559	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2516 HX Base Yr 2020



569 SW WOODLAND AVE, 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		398,145
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		29,854
TOTAL MARKET VALUE		427,999
SOH/AGL Deduction		113,765
ASSESSED VALUE		314,234
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,512
TOTAL JUST VALUE		427,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36814	SFR	1,416	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/1482	10/29/2019	WD	U	I	37	326,100
GRANTOR: HALEY CONSTRUCTION IN						
GRANTEE: MATTHEW L & KAREN B						
1368/1278	8/31/2018	WD	U	V	11	100
GRANTOR: MATTHEW & KAREN BONAD						
GRANTEE: HALEY CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N2 W21 S14 D2 R2 E18 N14 E1$ W1 S14 W18 L4 U4 W4 U12 L12 L12 D12 D6 R6 L8 D7 D7 R7 S6 FGR= L20 D20 D20 R20 R16 U18 L2 U2 U2 R2 L9 U8 R2 U2 L9 U8 $ D8 R9 D2 L2 D8 R9 U7 R8 FOP= L2 D2 S8 E10 N2 E11 N4 W2 N4 W11 N3 W6 S3$ N3 E6 S3 E11 S4 E14 N6 E5 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.18	AC		1.00	1.00	1.15	22,000.00	25,300.00	29,854							

REVIEW DATE 01/30/3019 BY HC Total Acres: 1.18 Total Land Value: 29,854 Market: 0 Agricultural: 0 Common: 29,854 PRINTED 11/18/2025 BY SYS