LOT 27 SANTA FE RIVER PLANTATION
ORB 456-518, 620-090, 777-689, 7

TESTON BOBBY/TESTON MARJORIE
528 SW MAGNOLIA LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-297

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

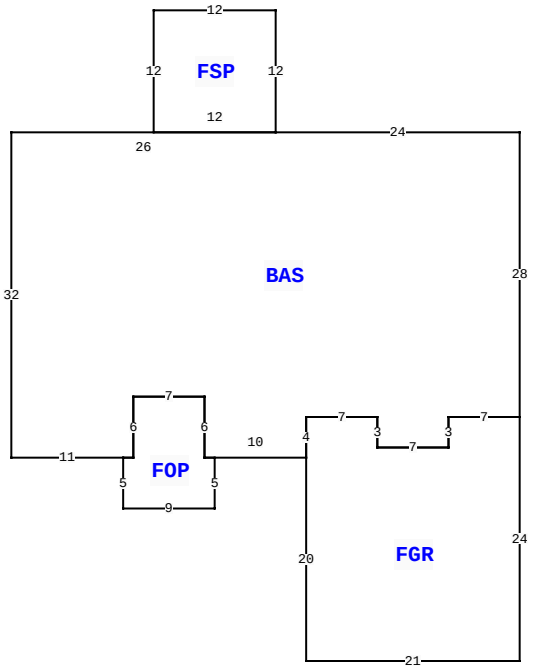
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,495	100		1,495	135,977
FGR	483	55		266	24,194
FOP	87	30		26	2,365
FSP	144	40		58	5,275
TOTALS	2,209			1,845	167,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,845	124.9402	139.93	258,171	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1495 HX Base Yr 2003



528 SW MAGNOLIA 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		167,811
TOTAL MARKET OB/XF VALUE		5,298
TOTAL LAND VALUE - MARKET		50,370
TOTAL MARKET VALUE		223,479
SOH/AGL Deduction		80,520
ASSESSED VALUE		142,959
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,237
TOTAL JUST VALUE		223,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,479

SALE:3:1: LOT 27 SANTA FE RIVER PLANTATIONS

SALE:2:1: LOT 27 SANTA FE RIVER PLANTATIONS

LAND:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10421	SFR	255	11/08/1995
7467	SFR	32,000	08/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/1565	8/15/2002	WD	Q	I		115,000
GRANTOR: CHARLIE VANOVER						
GRANTEE: BOBBY & MARJORIE TE						
0861/2073	6/15/1998	WD	Q	I		93,200
GRANTOR: THIBAULT COLETTE I						
GRANTEE: CHARLIE VANOVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W12 S12 E12$ W26 S32 E11 FOP= S5 E9 N5 W1 N6 W7 S6 W1$ E1 N6 E7 S6E10 FGR= S20 E21 N24 W7 S3 W7N3 W7 S4$ N4 E7 S3 E7 N3 E7 N28$.

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	17	25	425.00	UT	1.50	1.50	100	1996	1996	3	100	638	
2	0040	BARN,POLE	0	100	24	36	864.00	UT	2.50	2.50	100	1996	1996	3	100	2,160	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 5,298

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	2.19	AC		1.00	1.00	1.00	23,000.00	23,000.00	50,370							

REVIEW DATE 01/22/2018 BY DF Total Acres: 2.19 Total Land Value: 50,370 Market: 0 Agricultural: 0 Common: 50,370 PRINTED 11/18/2025 BY SYS