

LOT 41 SANTA FE RIVER PLANTATION
458-242, 859-2397, WD 1127-1653,

SAMPSON JOSEPH/SAMPSON BRITTANY
674 SW WOODLAND AVE
FORT WHITE, FL 32038

2026

30-7S-17-10058-551



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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		02
NEIGHBORHOOD/LOC	30717.010	1.00/

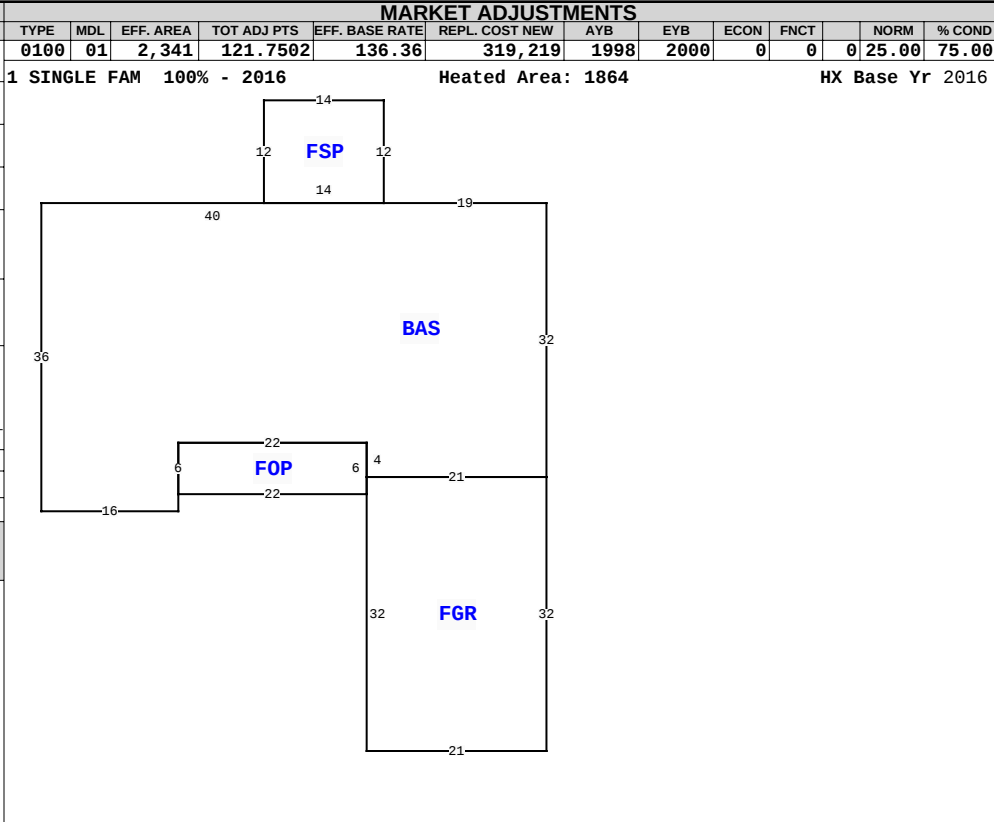
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100		1,864	190,631
FGR	672	55		370	37,840
FOP	132	30		40	4,091
FSP	168	40		67	6,852

TOTALS	2,836			2,341	239,414
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	968.00	UT	3.00
2	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00
3	0282	POOL ENCL	0	100	24	30	720.00	UT	15.00
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.78

REVIEW DATE 12/21/2022 BY JS



674 SW WOODLAND AVE, FORT WHITE

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

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	968.00	UT	3.00	3.00	100	1998	1998	3	100	2,904	
2	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2008	2008	3	58	11,693	
3	0282	POOL ENCL	0	100	24	30	720.00	UT	15.00	15.00	100	2008	2008	3	40	4,320	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	

TOTAL OB/XF										25,817							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		00	0.00	0.00	1.78	AC		1.00	1.00	1.00	23,000.00	23,000.00	40,940

Total Acres: 1.78 Total Land Value: 40,940 Market: 0 Agricultural: 0 Common: 40,940

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3 Tax Dist:	
BUILDING MARKET VALUE	239,414	
TOTAL MARKET OB/XF VALUE	25,817	
TOTAL LAND VALUE - MARKET	40,940	
TOTAL MARKET VALUE	306,171	
SOH/AGL Deduction	98,030	
ASSESSED VALUE	208,141	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	157,419	
TOTAL JUST VALUE	306,171	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	309,968	

SALE:1:1: LOT 41

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046097	Roof Replacement	2,840	12/14/2022
000045639	Roof Replacement	32,959	10/07/2022
26744	POOL ENCL	80	02/12/2008
26655	POOL	205	01/23/2008
14322	SFR	305	07/28/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/1394	12/23/2019	QC	U	I	11	100
GRANTOR: JOSEPH & BRITTANY SAM						
GRANTEE: JOSEPH & BRITTANY S						
1348/1261	11/16/2017	WD	U	I	11	100
GRANTOR: BRITTANY KEIP & JOSEP						
GRANTEE: JOSEPH & BRITTANY S						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W19 FSP= N12 W14 S12 E14\$ W40 S36 E16 N2 FOP= E22 N6 W22 S6\$ N6 E22 S4 FGR= S32 E21 N32 W21\$ E21 N32\$.

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