LOT 43 SANTA FE RIVER PLANTATION
ORB 737-305, 948-529,

SWINDERMAN BRIAN M/SWINDERMAN JENNIFER
P O BOX 1383
ALACHUA, FL 32616

2026

30-7S-17-10058-573

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

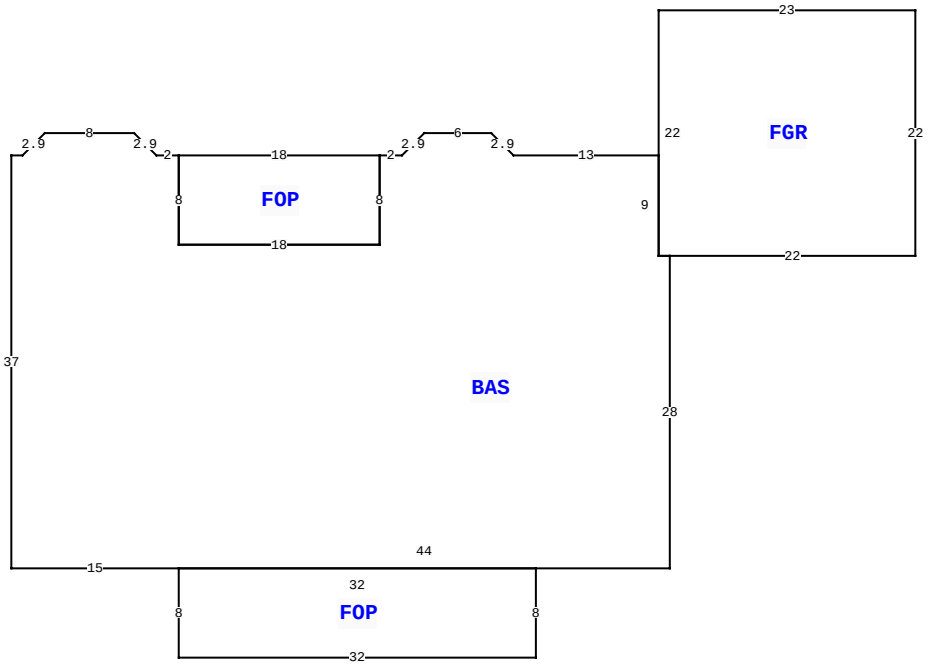
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,066	100		2,066	185,675
FGR	506	55		278	24,984
FOP	144	30		43	3,865
FOP	256	30		77	6,920
TOTALS	2,972			2,464	221,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	108.8000	121.86	300,263	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2005 Heated Area: 2066 HX Base Yr 2005



586 SW WOODLAND AVE, 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		221,444
TOTAL MARKET OB/XF VALUE		41,067
TOTAL LAND VALUE - MARKET		46,460
TOTAL MARKET VALUE		308,971
SOH/AGL Deduction		99,494
ASSESSED VALUE		209,477
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,755
TOTAL JUST VALUE		308,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051476	Roof Replacement	28,900	11/13/2024
27092	POOL ENCL	95	06/19/2008
26925	POOL	175	04/14/2008
20862	SFR	411	07/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0948/0529	2/14/2002	WD	Q	V		24,900
GRANTOR: KENNETH J & JANINE A						
GRANTEE: BRIAN & JENNIFER SW						
0737/0305	11/28/1990	WD	Q	V		9,500
GRANTOR: JAY GILBERT						
GRANTEE: KENNETH BROOKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W6 D2 L2 W2 FOP= W18 S8 E18 N8$ S8 W18 N8 W2 L2 U2 W8 D2 L2 W1 S37 E15 FOP= S8 E32 N8 W32$ E44 N28 FGR= E22 N22 W23 S22 E1$ W1 N9$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,200	
3	0282	POOL ENCL	0	100	0	0	886.00	UT	15.00	15.00	100	2008	2008	3	40	5,316	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	2,000.00	2,000.00	40	2008	2008	3	40	800	
5	0280	POOL R/CON	0	100	0	0	445.00	UT	70.00	70.00	100	2013	2013	3	74	23,051	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
8	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,100	
9	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

TOTAL OB/XF 41,067

LAND DESCRIPTION

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	2.02	AC		1.00	1.00	1.00	23,000.00	23,000.00	46,460							

REVIEW DATE 01/29/2025 BY JS Total Acres: 2.02 Total Land Value: 46,460 Market: 0 Agricultural: 0 Common: 46,460 PRINTED 09/30/2025 BY SYS