LOT 2 SANTA FE RIVER PLANTATIONS
OF LOT 46.

FUHR PETER/HUTCHINS-FUHR MOIRA
132 SW BAY PL
FORT WHITE, FL 32038

2026

30-7S-17-10058-592

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

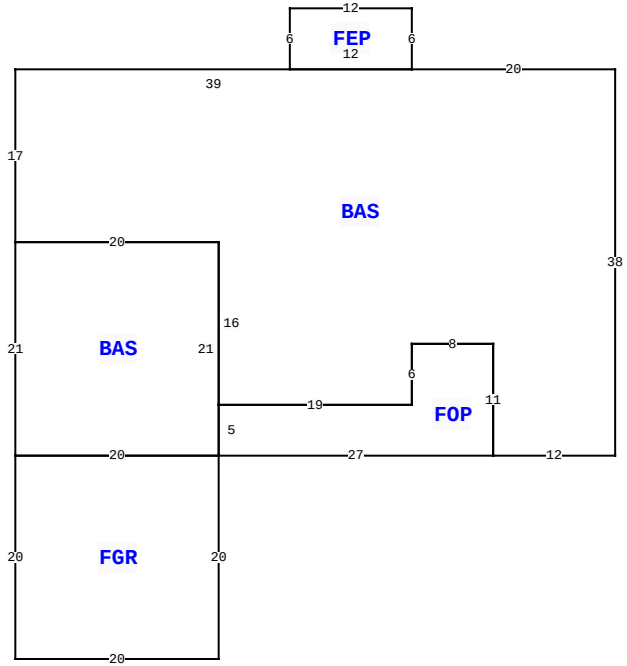
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	420	100		420	53,418
BAS	1,639	100		1,639	208,457
FEP	72	80		58	7,377
FGR	400	55		220	27,981
FOP	183	30		55	6,995
TOTALS	2,714			2,392	304,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	151.4146	169.58	405,635	1996	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 2059 HX Base Yr 2022



132 SW BAY PL, 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		304,226
TOTAL MARKET OB/XF VALUE		31,584
TOTAL LAND VALUE - MARKET		51,520
TOTAL MARKET VALUE		387,330
SOH/AGL Deduction		17,431
ASSESSED VALUE		369,899
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,177
TOTAL JUST VALUE		387,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049886	Electrical Servic	0	05/21/2024
11658	SFR	265	09/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1434/453	3/30/2021	WD	Q	I	01	400,000
GRANTOR: BELL PHILLIP RICHARD						
GRANTEE: FUHR PETER						
0809/0734	8/09/1995	WD	Q	V		10,500
GRANTOR: HOWARD W O'STEEN						
GRANTEE: PHILLIP RICHARD & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 W39 S17 E20 S16 E19 N6 E8 S11 E12 N38 $
BAS=[ORIG=-59,17] S21 E20 N21 W20 $
FGR=[ORIG=-59,38] S20 E20 N20 W20 $
FOP=[ORIG=-39,33] S5 E27 N11 W8 S6 W19 $
FEP=[ORIG=-20,0] N6 W12 S6 E12 $
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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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	648.00	UT	1.50	1.50	100	1996	1996	3	100	972	
3	0200	GARAGE F	0	100	22	42	924.00	UT	18.00	18.00	100	2000	2000	3	100	16,632	
4	0294	SHED WOOD/	0	100	16	28	448.00	UT	7.50	7.50	100	2000	2000	3	100	3,360	
5	0251	LEAN TO W/	0	100	12	20	240.00	UT	3.00	3.00	100	2000	2000	3	100	720	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 31,584

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	2.24	AC		1.00	1.00	1.00	23,000.00	23,000.00	51,520							

REVIEW DATE 07/23/2024 BY TW Total Acres: 2.24 Total Land Value: 51,520 Market: 0 Agricultural: 0 Common: 51,520 PRINTED 11/18/2025 BY SYS