LOT 5 SANTA FE RIVER PLANTATIONS
OF LOT 46.

WILLIAMS JAMES NELSON/WILLIAMS TONYA
234 SW BAY PL
FORT WHITE, FL 32038

2026

30-7S-17-10058-595

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

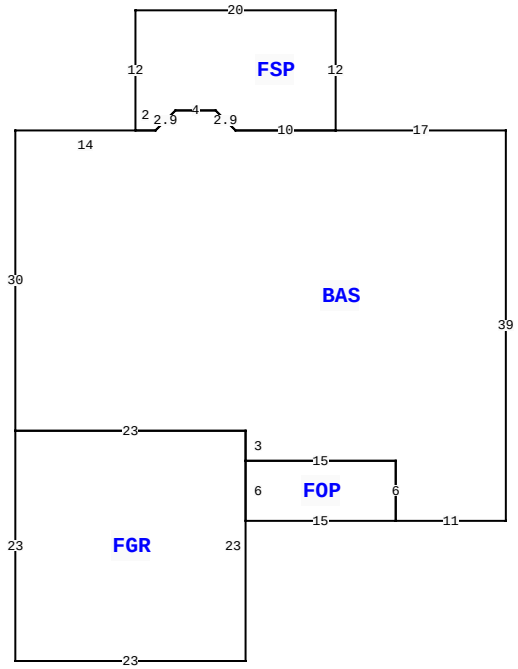
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,626	100		1,626	194,353
FGR	529	55		291	34,782
FOP	90	30		27	3,227
FSP	228	40		91	10,877
TOTALS	2,473			2,035	243,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	133.4025	149.41	304,049	1997	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 1626 HX Base Yr 2025



234 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		243,239
TOTAL MARKET OB/XF VALUE		5,113
TOTAL LAND VALUE - MARKET		51,520
TOTAL MARKET VALUE		299,872
SOH/AGL Deduction		0
ASSESSED VALUE		299,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,150
TOTAL JUST VALUE		299,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050411	Roof Replacement	15,945	07/22/2024
11301	SFR	270	06/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/2667	8/01/2024	WD	Q	I	01	380,000
GRANTOR: PAUL J & JANE MCNAUGH						
GRANTEE: WILLIAMS JAMES NELS						
1079/1958	3/31/2006	WD	Q	I		239,900
GRANTOR: JUSTIN P SPENCE & KEL						
GRANTEE: PAUL J & JANE MCNAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 W10 U2L2 W4 D2L2 W14 S30 E23 S3 E15 S6 E11 N39 $
FGR=[ORIG=-49,30] S23 E23 N23 W23 $
FSP=[ORIG=-17,0] N12 W20 S12 E2 U2R2 E4 D2R2 E10 $
FOP=[ORIG=-26,33] S6 E15 N6 W15 $
.

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	0	0	681.00	UT	2.50	2.50	100	1997	1997	3	100	1,703	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	75	1997	1997	3	75	810	
4	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1997	1997	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,113

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 10/24/2024 BY TP Total Acres: 2.24 Total Land Value: 51,520 Market: 0 Agricultural: 0 Common: 51,520 PRINTED 11/18/2025 BY SYS