LOT 11 SANTA FE RIVER PLANTATION
OF LOT 46.

LEYNES ROBERT SCOTT/LEYNES ROBYN
438 SW BAY PL
FORT WHITE, FL 32038

2026

30-7S-17-10058-601

BUILDING CHARACTERISTICS

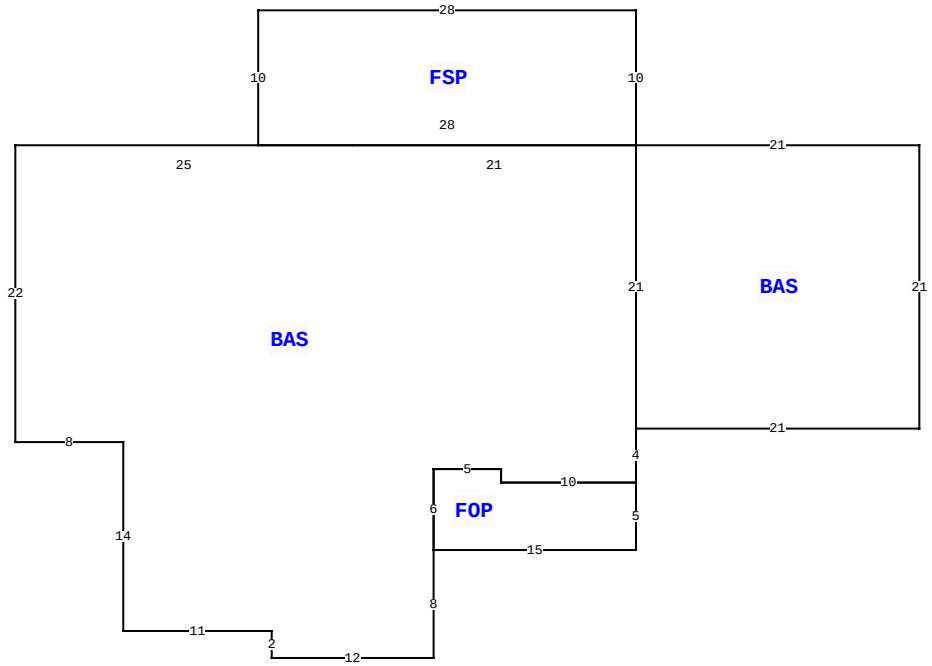
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	441	100		441	41,186
BAS	1,398	100		1,398	130,562
FOP	80	30		24	2,241
FSP	280	40		112	10,460
TOTALS	2,199			1,975	184,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	128.2842	143.68	283,768	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1839 HX Base Yr 2021



438 SW BAY PL, FORT WHITE

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

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	397.00	UT	1.50	1.50	100	1997	1997	3	100	596	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	100	1997	1997	3	100	1,260	
4	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1997	1997	3	100	600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,449
TOTAL MARKET OB/XF VALUE		6,656
TOTAL LAND VALUE - MARKET		51,520
TOTAL MARKET VALUE		242,625
SOH/AGL Deduction		68,108
ASSESSED VALUE		174,517
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,795
TOTAL JUST VALUE		242,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,172

SALE:1:1: SOLD IMPR'VD (VAC FOR '97)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051848	Roof Replacement	48,177	12/16/2024
11898	SFR	220	11/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/1158	8/11/2020	WD	Q	I	01	236,900
GRANTOR: ARTHUR H JR & SUSAN A						
GRANTEE: ROBERT SCOTT & ROBY						
0845/0223	8/27/1997	WD	Q	I		93,500
GRANTOR: O'NEIL						
GRANTEE: CAHOON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S22 E8 S14 E11 S2 E12 N8 FOP= E15 N5 W10 N1 W5 S6$ N6 E5 S1 E10 N4 BAS= E21 N21 W21 S21$ N21 FSP= N10 W28 S 10 E28 $ W21$.

LAND DESCRIPTION

TOTAL OB/XF 6,656

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 02/24/2025 BY jerry Total Acres: 2.24 Total Land Value: 51,520 Market: 0 Agricultural: 0 Common: 51,520 PRINTED 11/07/2025 BY SYS