LOT 21 SANTA FE RIVER PLANTATION
REPLAT OF LOT 46.

RIX JUSTIN
553 SW MAGNOLIA LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-611

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

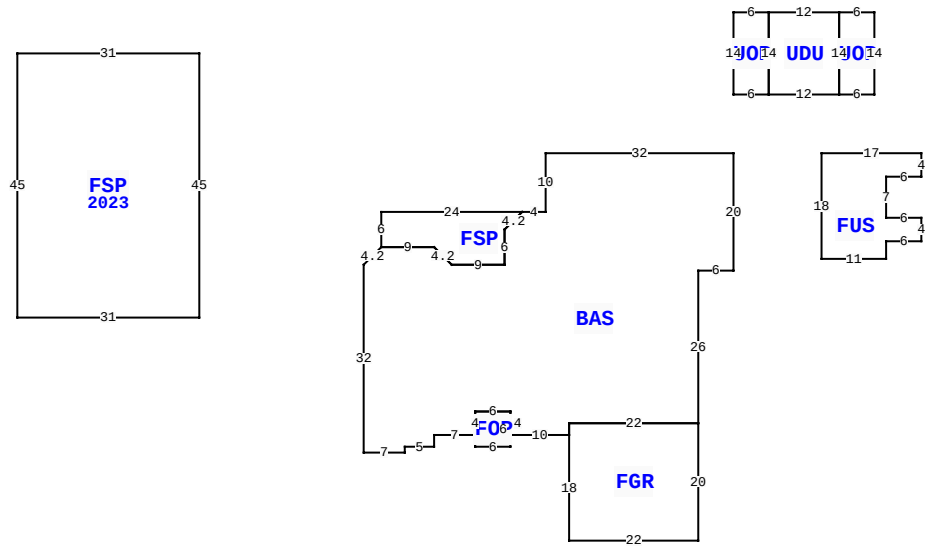
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
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	2,325	100		2,325	271,642
FGR	440	55		242	28,274
FOP	36	30		11	1,286
FSP	162	40		65	7,595
FSP	1,395	40	2023	558	65,194
FUS	246	100		246	28,742
UDU	168	55		92	10,749
UOP	84	20		17	1,986
UOP	84	20		17	1,986
TOTALS	4,940			3,573	417,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,573	139.0864	155.78	556,602	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2008 Heated Area: 2571 HX Base Yr 2008



553 SW MAGNOLIA LN, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,282.00	UT	2.00	2.00	100	2000	2000	3	100	2,564	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2023	2022		95	29,925	
5	0282	POOL ENCL	0	100	31	58	1,798.00	UT	15.00	15.00	100	2023	2022		80	21,576	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		417,452
TOTAL MARKET OB/XF VALUE		56,365
TOTAL LAND VALUE - MARKET		48,760
TOTAL MARKET VALUE		522,577
SOH/AGL Deduction		138,837
ASSESSED VALUE		383,740
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		333,018
TOTAL JUST VALUE		522,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045302	Remodel	4,000	08/26/2022
000043741	Screen Enclosure	16,000	02/18/2022
000043205	Roof Replacement	31,880	11/18/2021
000043126	Solar Power Syste	98,207	11/08/2021
000042593	Swimming Pool and	55,000	08/20/2021
000040809	Remodel	14,674	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/0728	6/15/2007	WD	Q	I		360,000
GRANTOR: PATRICK M & KIM GARMA						
GRANTEE: JUSTIN RIX						
1018/2215	6/18/2004	WD	Q	I		237,000
GRANTOR: RICKY & ROMONA BUXTON						
GRANTEE: PATRICK M & KIM GAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 S10 W4 D3L3 S6 W9 U3L3 W9 D3L3 S32 E7 N1
E5 N2 E7 N4 E6 S4 E10 N2 E22 N26 E6 N20 $
FGR=[ORIG=-28,48] S18 E22 N20 W22 S2 $
FUS=[ORIG=15,0] S18 E11 N3 E6 N4 W6 N7 E6 N4 W17 $
UDU=[ORIG=6,-24] E12 S14 W12 N14 $
FSP=[ORIG=-36,10] W24 S6 E9 D3R3 E9 N6 U3R3 $
UOP=[ORIG=0,-10] N14 E6 S14 W6 $
UOP=[ORIG=18,-24] E6 S14 W6 N14 $
FOP=[ORIG=-44,48] S2 E6 N6 W6 S4 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] N10 S10 $
FSP=[YR=2023;ORIG=-122,-17] E31 S45 W31 N45 $

LAND DESCRIPTION

TOTAL OB/XF 56,365

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	2.12	AC		1.00	1.00	1.00	23,000.00	23,000.00	48,760							

REVIEW DATE 12/28/2022 BY TW Total Acres: 2.12 Total Land Value: 48,760 Market: 0 Agricultural: 0 Common: 48,760 PRINTED 11/07/2025 BY SYS