LOT 23 SANTA FE RIVER PLANTATION
OF LOT 46.

DURHAM LISA A
481 SW MAGNOLIA LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-613

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

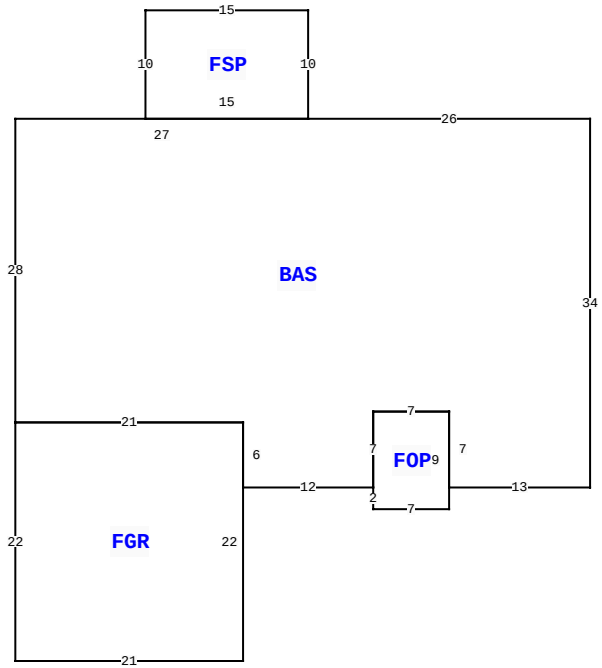
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,627	100		1,627	180,911
FGR	462	55		254	28,243
FOP	63	30		19	2,113
FSP	150	40		60	6,672
TOTALS	2,302			1,960	217,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	139.8276	156.61	306,956	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2020 Heated Area: 1627 HX Base Yr 2020



481 SW MAGNOLIA LN, 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		217,939
TOTAL MARKET OB/XF VALUE		3,014
TOTAL LAND VALUE - MARKET		48,760
TOTAL MARKET VALUE		269,713
SOH/AGL Deduction		70,456
ASSESSED VALUE		199,257
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,535
TOTAL JUST VALUE		269,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,782

SALE:3:1: LOT 23 SANTA FE RIVER PLANTATIONS

SALE:2:1: SEE ORB 833-277-281 ALSO

SALE:1:1: LOT 23 SANTA FE RIVER PLANTATIONS RE-PLA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10471	SFR	260	11/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/1748	12/17/2019	WD	Q	I	01	222,000
GRANTOR: WESTON CHRISTOPHER HI						
GRANTEE: LISA A DURHAM						
1371/0216	10/17/2018	WD	Q	I	01	195,000
GRANTOR: RACHAEL H BOOTLE & JO						
GRANTEE: WESTON CHRISTOPER H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N10 W15 S10 E15$ W27 S28 FGR= S22 E21 N22W21$ E21 S6 E12 FOP= S2 E7 N9W7 S7$ N7 E7 S7 E13 N34$.

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	507.00	UT	2.00	2.00	100	1996	1996	3	100	1,014	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,014

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 01/27/2018 BY DF Total Acres: 2.12 Total Land Value: 48,760 Market: 0 Agricultural: 0 Common: 48,760 PRINTED 11/07/2025 BY SYS