

LOT 26 SANTA FE RIVER PLANTATION
OF LOT 46.

TURNER JOHN/TURNER KIMBERLY
381 SW MAGNOLIA LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-616



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	32	HARDIE BRD 70	0100	01	2,927	122.5983	137.31	401,906	1996	1996	0	0	0	29.00	71.00	VALUATION BY					STANDARD								
Exterior Wall	19	COMMON BRK 30	1 SINGLE FAM 100% - 2007 Heated Area: 2446 HX Base Yr 2007													Tax Group: 3					Tax Dist:								
Roof Structure	03	GABLE/HIP 100														BUILDING MARKET VALUE					285,353								
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE					3,400								
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET					48,760								
Interior Floo	14	CARPET 70														TOTAL MARKET VALUE					337,513								
Interior Floo	15	HARDTILE 30														SOH/AGL Deduction					111,467								
Air Condition	03	CENTRAL 100														ASSESSED VALUE					226,046								
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE					HX HB 50,722								
Bedrooms	3	100														BASE TAXABLE VALUE					175,324								
Bathrooms	3	100														TOTAL JUST VALUE					337,513								
Frame	01	NONE 100														NCON VALUE					0								
Stories	1.	1. 100														INCOME VALUE													
Architectual	05	CONV 100														PREVIOUS YEAR MKT VALUE					341,532								
Units	0	100														SALE:1:1: LOT 26 REPLAT 46 SANTA FE RIVERS PLANTAT													
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	2,446	100		2,446	238,461																								
FGR	632	55		348	33,927																								
FOP	78	30		23	2,242																								
FSP	275	40		110	10,724																								
TOTALS	3,431			2,927	285,353																								
EXTRA FEATURES					381 SW MAGNOLIA LN, FORT WHITE										BLD DATE					LGL DATE					04/07/2025 MLU				
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
L N	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	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000														
2	0296	SHED METAL	0	100	8	80.00	UT	5.00	5.00	100	1996	1996	3	100	400														
3	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000														
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