LOT 27 SANTA FE RIVER
PLANTATIONS REPLAT OF LOT 46.

HINOTE CYNTHIA
355 SW MAGNOLIA LN
FORT WHITE, FL 32038

2025

30-7S-17-10058-617

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

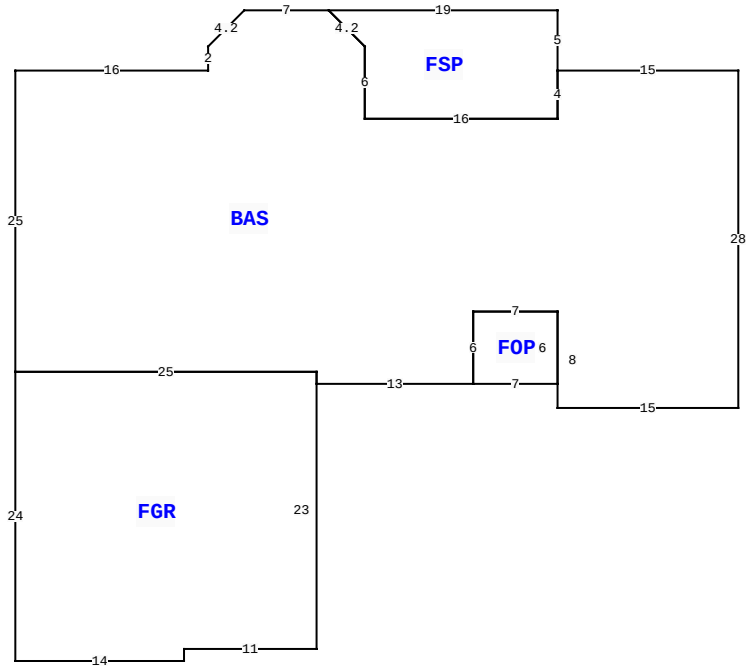
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,515	100		1,515	179,711
FGR	589	55		324	38,433
FOP	42	30		13	1,542
FSP	149	40		60	7,118
TOTALS	2,295			1,912	226,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	133.9470	144.66	276,590	2006	2006	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1515 HX Base Yr 2018



355 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		226,804
TOTAL MARKET OB/XF VALUE		2,180
TOTAL LAND VALUE - MARKET		48,760
TOTAL MARKET VALUE		277,744
SOH/AGL Deduction		102,904
ASSESSED VALUE		174,840
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,118
TOTAL JUST VALUE		277,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050045	Roof Replacement	18,957	06/05/2024
23522	SFR	623	08/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/2000	5/08/2017	WD	Q	I	01	210,000
GRANTOR: DENNIS L & LINDA A HE						
GRANTEE: CYNTHIA HINOTE						
0933/0841	8/15/2001	WD	Q	V		17,000
GRANTOR: JEFFREY & SANDRA JENK						
GRANTEE: DENNIS & LINDA HEAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N5 W19 D3 R3 S6 E16 N4$ S4 W16 N6 L3 U3 W7 D3 L3 S2 W16 S25 FGR= S24 E14 N1 E11 N23 W25 $ E25 S1 E13 FOP= E7 N6 W7 S6$ N6 E7 S8 E15 N28$.

EXTRA FEATURES

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	0166	CONC,PAVMT	0	100	0	0	872.00	UT	2.50	2.50	100	2006	2006	3	100	2,180	

LAND DESCRIPTION

TOTAL OB/XF 2,180

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/12/2024 BY JS Total Acres: 2.12 Total Land Value: 48,760 Market: 0 Agricultural: 0 Common: 48,760 PRINTED 05/06/2025 BY SYS