LOT 28 SANTA FE RIVER PLANTATION
OF LOT 46.

BIRD TERRY A/BIRD PATRICIA J
315 SW MAGNOLIA LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-618

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

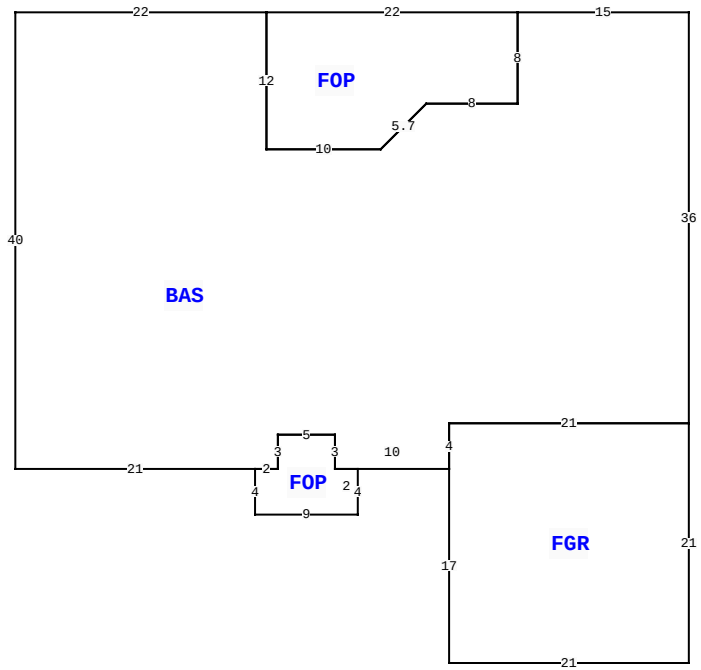
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	2,037	100		2,037	218,130
FGR	441	55		243	26,022
FOP	51	30		15	1,607
FOP	224	30		67	7,174
TOTALS	2,753			2,362	252,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,362	125.7993	140.90	332,806	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2012 Heated Area: 2037 HX Base Yr 2012



315 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		252,933
TOTAL MARKET OB/XF VALUE		8,819
TOTAL LAND VALUE - MARKET		48,760
TOTAL MARKET VALUE		310,512
SOH/AGL Deduction		107,460
ASSESSED VALUE		203,052
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,330
TOTAL JUST VALUE		310,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048322	Roof Replacement	28,000	10/03/2023
18204	SFR	387	04/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1224/0965	11/03/2011	WD	Q	I	01	162,000
GRANTOR: JAMES & TAMI CLEMMONS						
GRANTEE: TERRY A & PATRICIA						
0998/0493	10/24/2003	WD	Q	I		156,000
GRANTOR: RONNIE & KATHERINE PU						
GRANTEE: JAMES & TAMI CLEMMO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W22 S12 E10 R4 U4 E8 N8$ S8 W8 D4 L4 W10
N12 W22 S40 E21 FOP= S4 E9 N4 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E10
FGR= S17 E21 N21 W21 S4$ N4 E21 N36 $.

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	446.00	UT	1.50	1.50	100	2001	2001	3	100	669	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 8,819

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 10/31/2023 BY jerry Total Acres: 2.12 Total Land Value: 48,760 Market: 0 Agricultural: 0 Common: 48,760 PRINTED 11/07/2025 BY SYS