LOT 32 SANTA FE RIVER PLANTATION
OF LOT 46.

GARRETT KATHRYN
391 SW HEFLIN AVE
FORT WHITE, FL 32038

2026

30-7S-17-10058-622

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

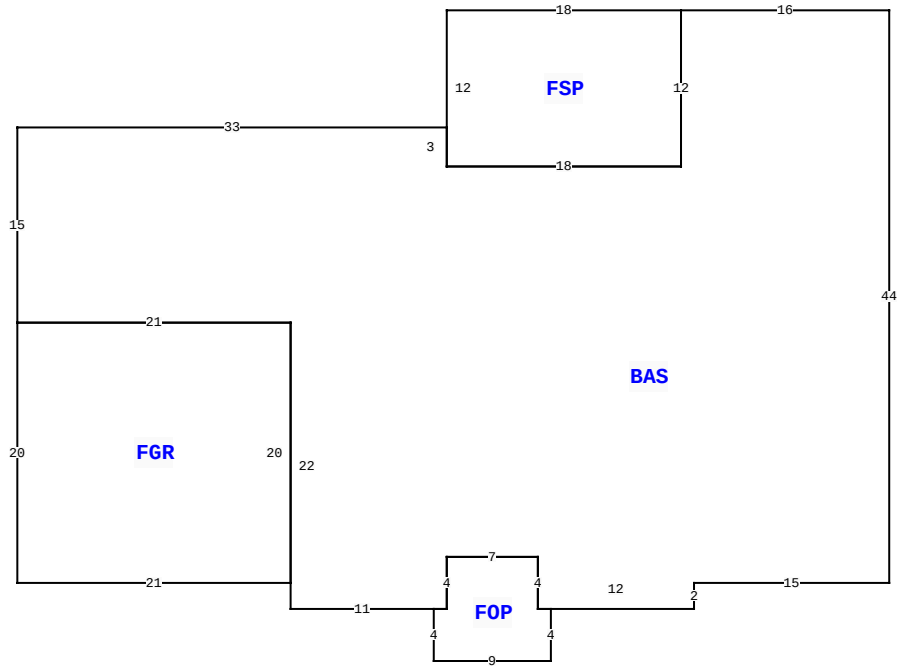
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	2,049	100		2,049	222,808
FGR	420	55		231	25,119
FOP	64	30		19	2,066
FSP	216	40		86	9,351
TOTALS	2,749			2,385	259,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,385	124.4727	139.41	332,493	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2049 HX Base Yr 2004



498 SW HEFLIN AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		259,345
TOTAL MARKET OB/XF VALUE		23,576
TOTAL LAND VALUE - MARKET		78,760
TOTAL MARKET VALUE		361,681
SOH/AGL Deduction		123,930
ASSESSED VALUE		237,751
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		182,029
TOTAL JUST VALUE		361,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21676	POOL	185,000,351	04/01/2004
20037	SFR	351	10/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1541/355	5/28/2025	CT	U	I	18	229,000
GRANTOR: KAMINSKAS DEBORAH G						
GRANTEE: GARRETT KATHRYN						
1000/1409	11/17/2003	WD	Q	I		183,000
GRANTOR: JOSHUA & DONNA KAY LY						
GRANTEE: RAMUTIS F & DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= W18 S12 E18 N12$ S12 W18 N3 W33 S15 FGR= S20 E21 N20 W21$ E21 S22 E11 FOP= S4 E9 N4 W1 N4 W7 S4 W1$ E1 N4 E7 S4 E12 N2 E15 N44$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	633.00	UT	2.00	2.00	100	2003	2003	3	100	1,266	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	2003	2003	3	100	600	
4	0280	POOL R/CON	0	100	16	26	416.00	UT	70.00	70.00	100	2004	2004	3	43	12,522	
5	0282	POOL ENCL	0	100	24	52	1,248.00	UT	15.00	15.00	100	2004	2004	3	40	7,488	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 23,576

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	3.58	AC		1.00	1.00	1.00	22,000.00	22,000.00	78,760							

REVIEW DATE 08/04/2025 BY TP Total Acres: 3.58 Total Land Value: 78,760 Market: 0 Agricultural: 0 Common: 78,760 PRINTED 11/07/2025 BY SYS