LOT 36 SANTA FE RIVER PLANTATION
REPLAT OF LOT 45.

MEAGHER MICHAEL A/MEAGHER NANCY LEE
258 SW WOODLAND AVE
FORT WHITE, FL 32038

2026

30-7S-17-10058-626

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

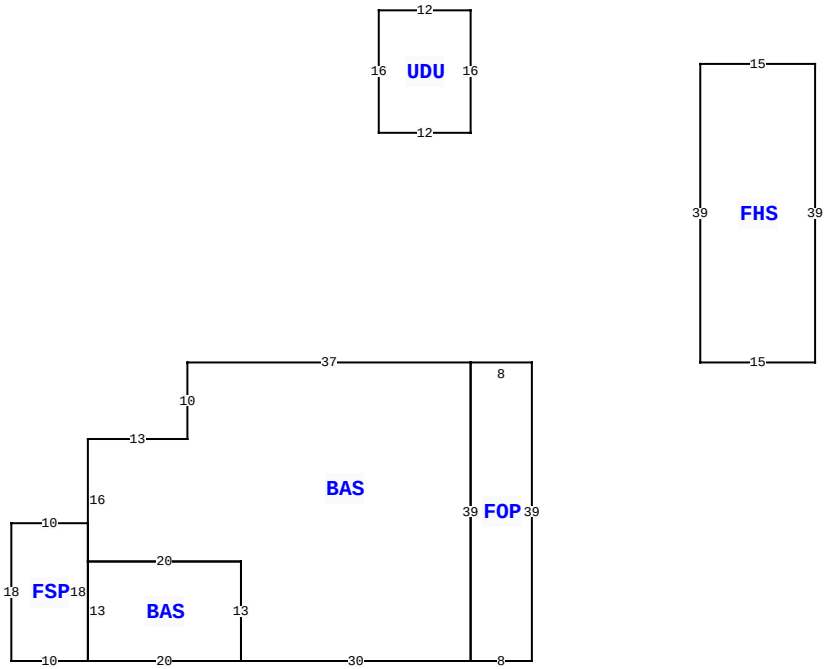
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	260	100		260	26,822
BAS	1,560	100		1,560	160,934
FHS	585	60		351	36,210
FOP	312	30		94	9,697
FSP	180	40		72	7,428
UDU	192	55		106	10,935
TOTALS	3,089			2,443	252,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,443	129.7365	145.30	354,968	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2019 Heated Area: 2405 HX Base Yr 2019



258 SW WOODLAND 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		252,027
TOTAL MARKET OB/XF VALUE		2,950
TOTAL LAND VALUE - MARKET		91,575
TOTAL MARKET VALUE		346,552
SOH/AGL Deduction		124,042
ASSESSED VALUE		222,510
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,788
TOTAL JUST VALUE		346,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051062	Roof Replacement	24,791	10/14/2024
11242	SFR	345	06/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0467	3/08/2018	WD	Q	I	01	255,000
GRANTOR: JACK B II & NANCY TAR						
GRANTEE: MICHAEL A & NANCY L						
1289/1982	2/06/2015	WD	U	I	11	100
GRANTOR: MICHAEL S & SHARON LE						
GRANTEE: JACK B II & NANCY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S10 W13 S16 BAS= S13 FSP= N18 W10 S18 E10$ E20 N13 W20$ E20 S13 E30 FOP= E8 N39 W8 S39$N39$ PTR= E30 FHS= E15 N39 W15 S39$ W30 PTR= N30 UDU= N16 W12 S16 E12$ S30$.

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	1997	1997	3	100	1,200	
2	0040	BARN,POLE	0	100	20	35	700.00	UT	2.50	2.50	100	1997	1997	3	100	1,750	

LAND DESCRIPTION

TOTAL OB/XF 2,950

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	5.55	AC		1.00	1.00	0.75	22,000.00	16,500.00	91,575							

REVIEW DATE 11/19/2024 BY JS Total Acres: 5.55 Total Land Value: 91,575 Market: 0 Agricultural: 0 Common: 91,575 PRINTED 11/07/2025 BY SYS