

LOT 38 SANTA FE RIVER PLANTATION
OF LOT 45.

LANE RUSSELL E/WEBB DENISE A
358 SW WOODLAND AVE
FORT WHITE, FL 32038

2026

30-7S-17-10058-628



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 100	0100	01	3,150	127.8266	143.17	450,986	2004	2004		0		0	21.00	79.00	VALUATION BY															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2009										Heated Area: 2492					HX Base Yr 2009					Tax Dist:									
Roof Cover	14	PREFIN MT 100																					BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE									
Interior Floo	14	CARPET 80																					TOTAL LAND VALUE - MARKET									
Interior Floo	12	HARDWOOD 20																					TOTAL MARKET VALUE									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE									
Bedrooms		3 100																					TOTAL EXEMPTION VALUE									
Bathrooms		3 100																					BASE TAXABLE VALUE									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE									
Stories	1.	1. 100																					NCON VALUE									
Architectual	05	CONV 100																					INCOME VALUE									
Units		0 100																					PREVIOUS YEAR MKT VALUE									
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	2,204	100		2,204	249,282																											
FGR	576	55		317	35,854																											
FOP	175	30		52	5,882																											
FOP	449	30		135	15,269																											
FSP	384	40		154	17,418																											
FUS	288	100		288	32,574																											
TOTALS			4,076		3,150	356,279																										
EXTRA FEATURES			358 SW WOODLAND AVE, FORT WHITE													BLD DATE		LGL DATE		04/21/2022		MLU										
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	0260	PAVEMENT-A	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	1,500																