

LOT 40 SANTA FE RIVER PLANTATION
45.

SWALLOWS RAYMOND LEE
17711 NW 177TH AVE
ALACHUA, FL 32615

2026

30-7S-17-10058-630



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	31	VINYL SID 100		0100	01	3,157	123.9107	138.78	438,128	1996	1996	0	0	0	35.00	65.00	VALUATION BY																
Roof Structure	08	IRREGULAR 100		1 SINGLE FAM 0% - 2025										Heated Area: 2759										HX Base Yr									
Roof Cover	03	COMP SHNGL 100												Tax Group: 3										Tax Dist:									
Interior Wall	05	DRYWALL 100												BUILDING MARKET VALUE										284,783									
Interior Floor	13	LAM/VNLPLK 80												TOTAL MARKET OB/XF VALUE										6,785									
Interior Floor	15	HARDTILE 20												TOTAL LAND VALUE - MARKET										80,355									
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE										371,923									
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction										0									
Bedrooms		3 100												ASSESSED VALUE										371,923									
Bathrooms		3 100												TOTAL EXEMPTION VALUE										0									
Frame	01	NONE 100												BASE TAXABLE VALUE										371,923									
Stories	2.	2. 100												TOTAL JUST VALUE										371,923									
Architectural Units	05	CONV 100												NCON VALUE										0									
Condition Adj	03	03 100												INCOME VALUE																			
Kitchen Adjus	01	01 100		PREVIOUS YEAR MKT VALUE										371,923																			
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	1,697	100		1,697	153,082																												
FCP	528	25		132	11,907																												
FOP	352	30		106	9,562																												
FSP	401	40		160	14,433																												
FUS	1,062	100		1,062	95,800																												
TOTALS		4,040				3,157		284,783																									
EXTRA FEATURES						532 SW WOODLAND AVE, FORT WHITE																											
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	0294	SHED WOOD/	0	0	11	16	1.00	UT	0.00	100	1996	1996	3	100	1,000																		
2	0166	CONC, PAVMT	0	0	18	55	990.00	UT	1.50	100	1996	1996	3	100	1,485																		
3	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	100	1996	1996	3	100	2,400																		
4	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	100	1996	1996	3	100	600																		
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	500																		
6	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	100	2025	2024		100	800																		