LOT 41 & 42 SANTA FE RIVER PLANT
REPLAT OF LOT 38.

ELDER JOE D/ELDER MARIE C
252 SW THORNE LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-632

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

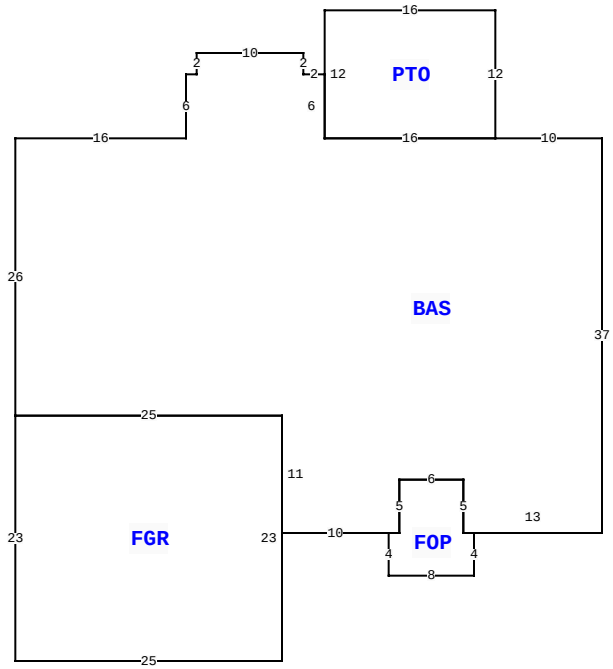
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	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	1,828	100		1,828	177,569
FGR	575	55		316	30,695
FOP	62	30		19	1,846
PTO	192	5		10	972
TOTALS	2,657			2,173	211,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	125.6926	140.78	305,915	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1995 Heated Area: 1828 HX Base Yr 1995



252 SW THORNE 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		211,081
TOTAL MARKET OB/XF VALUE		2,750
TOTAL LAND VALUE - MARKET		60,720
TOTAL MARKET VALUE		274,551
SOH/AGL Deduction		118,864
ASSESSED VALUE		155,687
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,965
TOTAL JUST VALUE		274,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051287	Roof Replacement	17,000	10/28/2024
8664	SFR	55,000	07/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N12 W16 S12 E16$ W16 N6 W2 N2 W10 S2 W1 S6W16 S26 FGR= S23 E25 N23 W25$E25 S11 E10 FOP= S4 E8 N4 W1 N5 W6 S5W1$E1N5 E6 S5 E13 N37$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,750

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	2.64	AC		1.00	1.00	1.00	23,000.00	23,000.00	60,720							

REVIEW DATE 01/17/2018 BY DF Total Acres: 2.64 Total Land Value: 60,720 Market: 0 Agricultural: 0 Common: 60,720 PRINTED 11/18/2025 BY SYS