LOT 46 SANTE FE RIVER PLANTATION
OF LOT 38.

COATS ROBERT SEAN/COATS MARIE BARBARA
400 SW THORNE LN
FORT WHITE, FL 32038

**2026**

**30-7S-17-10058-636**

## BUILDING CHARACTERISTICS

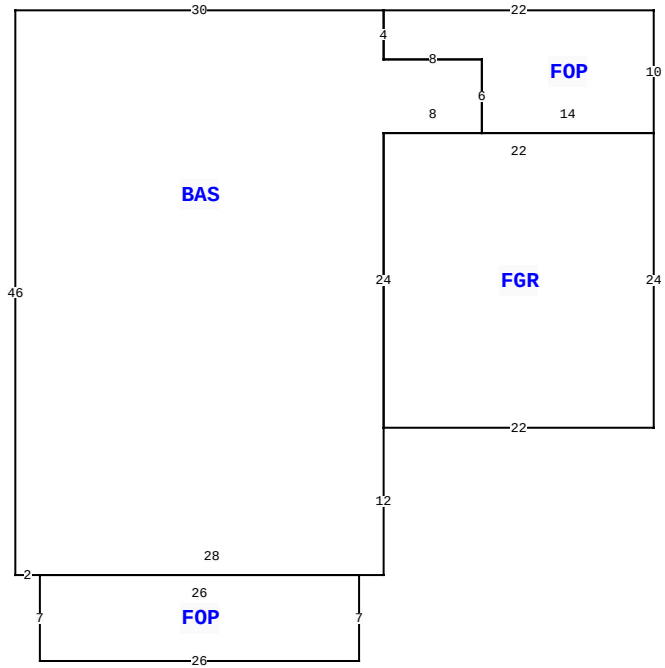
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| 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 | 1,428 | 100 | | 1,428 | 162,167 |
| FGR | 528 | 55 | | 290 | 32,933 |
| FOP | 172 | 30 | | 52 | 5,905 |
| FOP | 182 | 30 | | 55 | 6,246 |
| TOTALS | 2,310 | | | 1,825 | 207,251 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,825 | 125.1800 | 140.20 | 255,865 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1428 HX Base Yr 2022




400 SW THORNE LN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 207,251 |
| TOTAL MARKET OB/XF VALUE | | 1,193 |
| TOTAL LAND VALUE - MARKET | | 34,500 |
| TOTAL MARKET VALUE | | 242,944 |
| SOH/AGL Deduction | | 92,707 |
| ASSESSED VALUE | | 150,237 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 99,515 |
| TOTAL JUST VALUE | | 242,944 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 245,502 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043150 | Roof Replacement | 13,967 | 11/12/2021 |
| 24065 | SFR | 457 | 01/23/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1451/754 | 10/25/2021 | WD | Q | I | 01 | 225,000 |
| GRANTOR: HOLLINGSWORTH MATTHEW | | | | | | |
| GRANTEE: COATS ROBERT SEAN | | | | | | |
| 1295/2735 | 5/21/2015 | WD | U | I | 18 | 129,000 |
| GRANTOR: HSBC BANK USA, NATION | | | | | | |
| GRANTEE: MATTHEW L & ROBIN C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S46 E2 FOP= S7 E26 N7 W26$ E28 N12 FGR= E22 N24 W22 S24$ N24 E8 FOP= E14 N10 W22 S4 E8 S6$ N6 W8 N4$.

## 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 | 477.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 1,193 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,193

| 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 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 34,500 | | | | | | | |

REVIEW DATE 12/06/2021 BY CP Total Acres: 1.50 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 11/17/2025 BY SYS