

LOT 50 SANTA FE RIVER PLANTATION
OF LOT 38.

CHITTUM LUCILLE K
534 SW THRONE LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-640



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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		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	1,429	100		1,429	148,305
FGR	440	55		242	25,115
FOP	27	30		8	830
FOP	240	30		72	7,473
TOTALS	2,136			1,751	181,722

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,515.00	UT	1.50
2	0070	CARPORT UF	0	0	18	20	1.00	UT	0.00
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	1.50

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,751	132.3784	148.26	259,603	1995	1995		0	0	30.00	70.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1429 HX Base Yr													
534 SW THORNE LN, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

TOTAL OB/XF 3,853													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	0	0	0	1,515.00	UT	1.50	1.50	100	1995	1995
2	0070	CARPORT UF	0	0	18	20	1.00	UT	0.00	0.00	100	1995	1995
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013

TOTAL OB/XF 3,853													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	0		00	0.00	0.00	1.50	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		181,722	
TOTAL MARKET OB/XF VALUE		3,853	
TOTAL LAND VALUE - MARKET		34,500	
TOTAL MARKET VALUE		220,075	
SOH/AGL Deduction		0	
ASSESSED VALUE		220,075	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		220,075	
TOTAL JUST VALUE		220,075	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9970	SFR	295	07/18/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1272/0967	3/27/2014	WD	U	I	30	100	
GRANTOR: EDD & LUCILLE K CHITT							
GRANTEE: EDD & LUCILLE K CHI							
0804/2155	4/12/1995	WD	U	V	12	5,500	
GRANTOR: HOWARD W O' STEEN							
GRANTEE: EDD & LUCILLE K CHI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 FOP= N10 W24 S10 E24\$ W41 S21 E14 S2 E14 FOP= S3 E9 N3 W9\$ E18 N2 E19 N1 FGR= E22 N20 W22 S20 \$ N20\$.									