LOT 53 SANTA FE RIVER
PLANTATIONS REPLAT OF LOT 38.

MUSTO TODD A/MUSTO LISA
696 SW THORNE LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-643

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

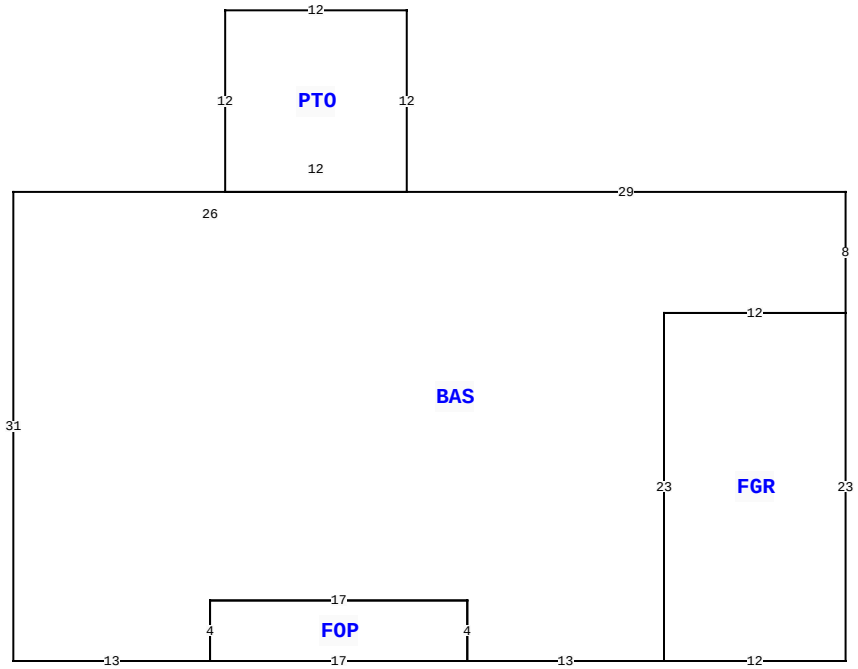
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,361	100		1,361	134,124
FGR	276	55		152	14,980
FOP	68	30		20	1,971
PTO	144	5		7	690
TOTALS	1,849			1,540	151,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,540	123.9282	138.80	213,752	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 1361 HX Base Yr 1997



696 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		151,764
TOTAL MARKET OB/XF VALUE		758
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		187,022
SOH/AGL Deduction		83,298
ASSESSED VALUE		103,724
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,002
TOTAL JUST VALUE		187,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,159

SALE:2:1: SALE INCLUDES 10058-644

SALE:1:1: NEED TO CHECK IMPR !

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10677	SFR	230	01/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0819/1728	3/27/1996	WD	Q	I		76,500
GRANTOR: DOWDY						
GRANTEE: TODD & LISA MUSTO						
0813/2171	11/15/1995	WD	U	V	35	16,000
GRANTOR: O'STEEN						
GRANTEE: DENNIS & DEBBRAH DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 PTO= N12 W12 S12 E12$ W26 S31 E13 FOP= E17 N4 W17 S4$ N4 E17 S4 E13 FGR= E12 N23 W12 S23$ N23 E12 N8$.

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	505.00	UT	1.50	1.50	100	1996	1996	3	100	758	

LAND DESCRIPTION

TOTAL OB/XF 758

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 01/17/2018 BY DF Total Acres: 1.50 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 09/30/2025 BY SYS