LOT 55 SANTA FE RIVER PLANTATION
38.

MAIN WILLIAM/GRAY JANE
764 SW THORNE LN
FORT WHITE, FL 32038-2158

2026

30-7S-17-10058-645

BUILDING CHARACTERISTICS

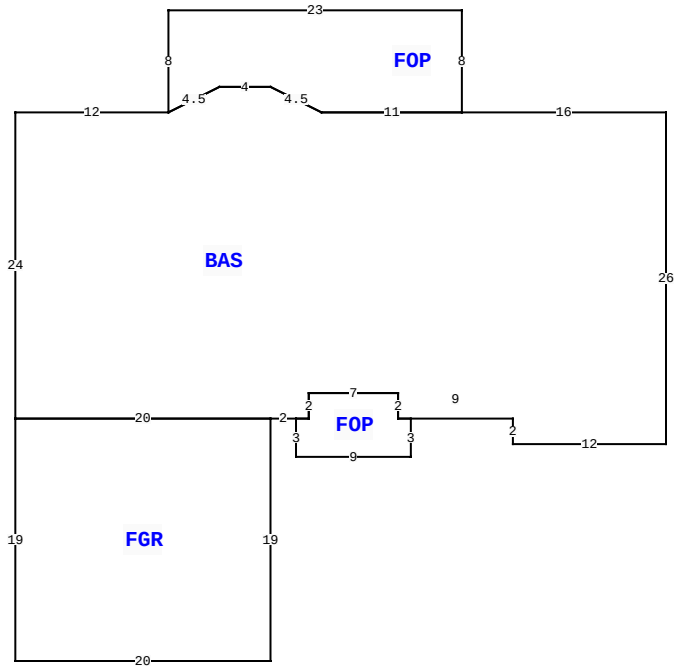
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,250	100		1,250	130,223
FGR	380	55		209	21,774
FOP	41	30		12	1,250
FOP	168	30		50	5,209
TOTALS	1,839			1,521	158,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,521	131.0067	146.73	223,176	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 1250 HX Base Yr 1997



764 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		158,455
TOTAL MARKET OB/XF VALUE		5,888
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		198,843
SOH/AGL Deduction		87,079
ASSESSED VALUE		111,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,042
TOTAL JUST VALUE		198,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,375

SALE:1:1: LOT 55 REPLAT OF LOTS 38, 45 & 46

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048566	Electrical Servic	0	11/02/2023
10989	SFR	205	04/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1496/702	7/25/2023	QC	U	I	11	100
GRANTOR: MAIN WILLIAM H AKA WI						
GRANTEE: MAIN WILLIAM H AKA						
0819/1139	3/22/1996	WD	Q	V		9,100
GRANTOR: HOWARD O'STEEN						
GRANTEE: WILLIAM MAIN & JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N8 W23 S8 R4 U2 E4 D2 R4 E11$ W11 L4 U2 W4 D2 L4 W12 S24 FGR= S19 E20 N19 W20$ E20 E2 FOP= S3 E9 N3 W1 N2 W7 S2 W1$ E1 N2E7 S2 E9 S2 E12 N26$.

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	525.00	UT	1.50	1.50	100	1996	1996	3	100	788	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 5,888

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 11/22/2023 BY TW Total Acres: 1.50 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 09/30/2025 BY SYS