LOT 56 SANTA FE RIVER PLANTATION
38.

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

**2026**

**30-7S-17-10058-646**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 34,500 |
| TOTAL MARKET VALUE | 34,500 |
| SOH/AGL Deduction | 2,347 |
| ASSESSED VALUE | 32,153 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 32,153 |
| TOTAL JUST VALUE | 34,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 34,500 |

SALE:2:1: LOT 56, REPLAT SANTA FE RIVER PLANTATION

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### 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 | | | | | | |
| 0855/1454 | 3/19/1998 | WD | Q | V | | 12,000 |
| GRANTOR: FIEDLER | | | | | | |
| GRANTEE: MAIN & GRAY JTWRS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | 00 | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 34,500 | | | | | | | |

REVIEW DATE 04/07/2025 BY MLU Total Acres: 1.50 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 11/17/2025 BY SYS