LOT 57 SANTA FE RIVER PLANTATION
OF LOT 38.

BOWEN MICHAEL
846 SW THORNE LN
FORT WHITE, FL 32038-2160

2026

30-7S-17-10058-647

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

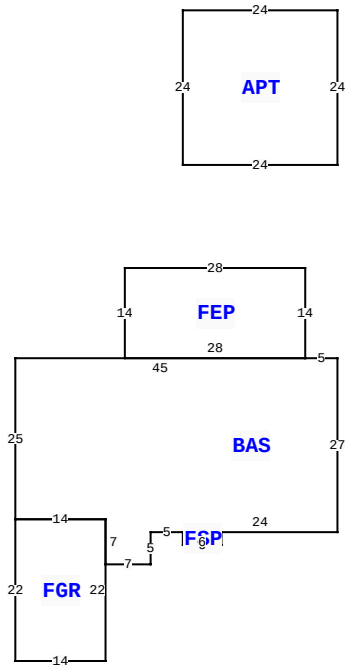
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
APT	576	100		576	50,023
BAS	1,357	100		1,357	117,851
FEP	392	80		314	27,270
FGR	308	55		169	14,677
FSP	12	40		5	434
TOTALS	2,645			2,421	210,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,421	119.2906	133.61	323,470	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1933 HX Base Yr 2022



846 SW THORNE LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,256
TOTAL MARKET OB/XF VALUE		35,600
TOTAL LAND VALUE - MARKET		27,830
TOTAL MARKET VALUE		273,686
SOH/AGL Deduction		14,550
ASSESSED VALUE		259,136
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,414
TOTAL JUST VALUE		273,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045984	Storage Building	30,000	11/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/0329	1/13/2017	WD	Q	I	01	130,000
GRANTOR: MAUREEN A WAGNER & RA						
GRANTEE: MICHAEL BOWEN						
1313/2453	4/25/2016	QC	U	I	11	100
GRANTOR: MAUREEN A WAGNER						
GRANTEE: MAUREEN A WAGNER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FEP= N14 W28 S14 E28$ W45 S25 FGR= E14 S22 W14N22$ E14 S7 E7 N5 E5 FSP= S2 E6 N2 W6$ E24 N27$ PTR=N30 APT= N24 W24 S24 E24$ S30$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0030	BARN,MT	0	100	0	0	1.00	UT	26,250.00	26,250.00	100	2024	2023		100	26,250	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	5,500.00	5,500.00	100	2024	2023		100	5,500	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 35,600

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	1.10	AC		1.00	1.00	1.15	22,000.00	25,300.00	27,830							

REVIEW DATE 04/04/2023 BY JB Total Acres: 1.10 Total Land Value: 27,830 Market: 0 Agricultural: 0 Common: 27,830 PRINTED 11/17/2025 BY SYS