LOT 86 SANTA FE RIVER PLANTATION
OF LOT 38.

MARRERO HECTOR/ROBLES IRIS
764 SW HEFLIN AVE
FORT WHITE, FL 32038

2026

30-7S-17-10058-676

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

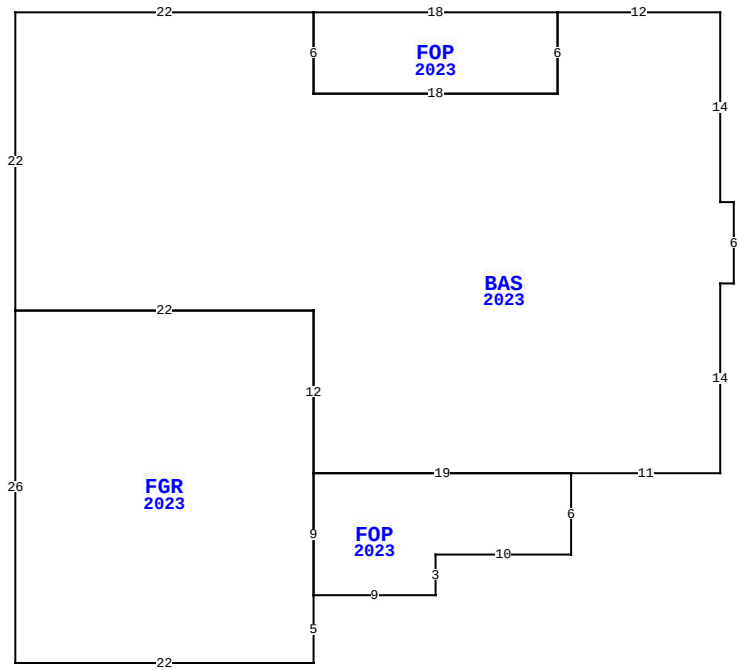
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,402	100	2023	1,402	177,594
FGR	572	55	2023	315	39,902
FOP	108	30	2023	32	4,054
FOP	141	30	2023	42	5,320
TOTALS	2,223			1,791	226,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,791	116.6000	130.59	233,887	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 1402 HX Base Yr 2024



764 SW HEFLIN AVE, 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		226,870
TOTAL MARKET OB/XF VALUE		8,016
TOTAL LAND VALUE - MARKET		55,890
TOTAL MARKET VALUE		290,776
SOH/AGL Deduction		0
ASSESSED VALUE		290,776
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,054
TOTAL JUST VALUE		290,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043594	Storage Building	7,000	01/26/2022
000042610	New Residential C	236,000	08/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/1649	4/22/2020	WD	Q	V	01	57,500
GRANTOR: DAVID J & KAREN WARE						
GRANTEE: HECTOR MARRERO & IR						
1282/1674	9/15/2014	WD	U	V	11	0
GRANTOR: ROBERT & MARY BETTERT						
GRANTEE: DAVID J & KAREN WAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] S22 E22 S12 E19 E11 N14 E1 N6 W1 N14 W12 S6 W18 N6 W22 $
FGR=[YR=2023;ORIG=40,32] S26 E22 N5 N9 N12 W22 $
FOP=[YR=2023;ORIG=62,44] S9 E9 N3 E10 N6 W19 $
FOP=[YR=2023;ORIG=62,10] E18 S6 W18 N6 $
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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	0030	BARN,MT	0	100	0	0	312.00	UT	18.00	18.00	100	2023	2022		100	5,616	
2	0166	CONC,PAVMT	0	100	0	0	800.00	UT	3.00	3.00	100	2023	2022		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 8,016

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	2.43	AC		1.00	1.00	1.00	23,000.00	23,000.00	55,890							

REVIEW DATE 12/29/2022 BY HC Total Acres: 2.43 Total Land Value: 55,890 Market: 0 Agricultural: 0 Common: 55,890 PRINTED 11/18/2025 BY SYS