LOT 1 SANTA FE RIVER PLANTATION
OF SE1/4 OF LOT 47.

THE COLLEEN E. KEIP REVOCABLE LIVING TRUST
254 SW HEFLIN AVE
FORT WHITE, FL 32038-2112

2026

30-7S-17-10058-801

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

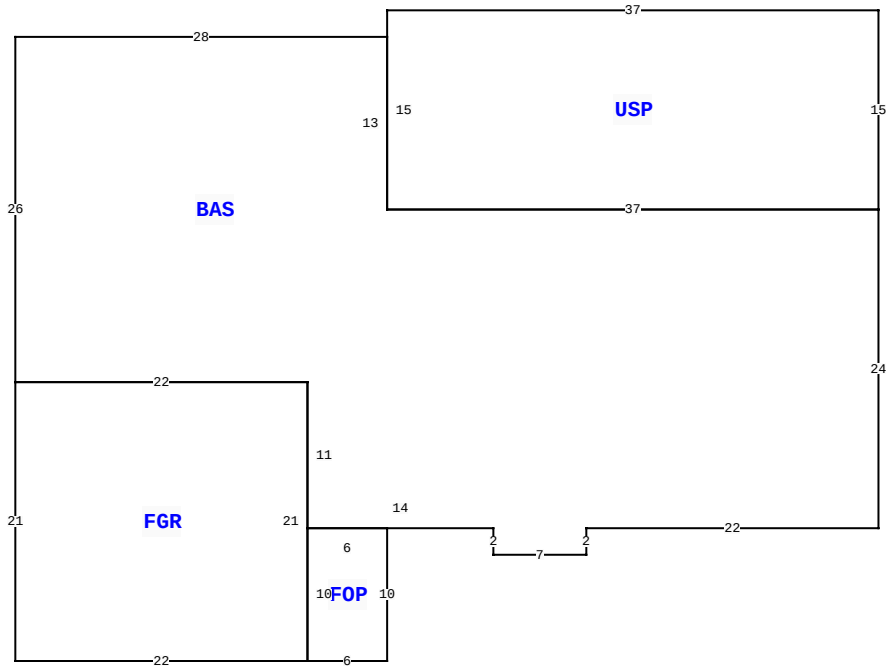
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	05	05
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	1,696	100		1,696	151,734
FGR	462	55		254	22,725
FOP	60	30		18	1,611
USP	555	35		194	17,356
TOTALS	2,773			2,162	193,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	122.8920	137.64	297,578	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1696 HX Base Yr 2017



254 SW HEFLIN AVE, 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		193,426
TOTAL MARKET OB/XF VALUE		1,692
TOTAL LAND VALUE - MARKET		30,580
TOTAL MARKET VALUE		225,698
SOH/AGL Deduction		144,431
ASSESSED VALUE		81,267
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		25,545
TOTAL JUST VALUE		225,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,698

SALE:2:1: 7 LOTS - 7 PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/1508	3/31/2016	WD	U	I	11	100
GRANTOR: COLLEEN KEIP						
GRANTEE: COLLEEN E KEIP TRUS						
1311/1425	3/15/2016	WD	Q	I	01	169,400
GRANTOR: DAVID A LINVILLE & ME						
GRANTEE: COLLEEN KEIP						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N15 W37 S15 E37$ BAS= W37 N13 W28 S26 FGR= S21E22 N21 W22$ E22 S11 FOP= S10 E6 N10 W6$ E14 S2 E7 N2 E22 N24$.

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	168.00	UT	1.50	1.50	100	0	0	3	100	252	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1994	1994	3	100	600	
3	0252	LEAN-TO W/	0	100	10	12	120.00	UT	2.00	2.00	100	1994	1994	3	100	240	
4	0040	BARN,POLE	0	100	12	20	240.00	UT	2.50	2.50	100	1994	1994	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,692

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	1.39	AC		1.00	1.00	1.00	22,000.00	22,000.00	30,580							

REVIEW DATE 01/24/2018 BY DF Total Acres: 1.39 Total Land Value: 30,580 Market: 0 Agricultural: 0 Common: 30,580 PRINTED 11/18/2025 BY SYS