

LOT 2 SANTE FE RIVER PLANTATIONS
REPLAT OF LOT 47.

SPEAR BAIL W
578 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2026

30-7S-17-10058-962



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	17	MSNRY STUC 100	0100	01	2,453	114.0480	127.73	313,322	1996	1996	0	0	0	29.00	71.00	VALUATION BY						STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 1999										Heated Area: 1664					HX Base Yr 1999					Tax Group: 3					Tax Dist:				
Roof Cover	14	PREFIN MT 100											BUILDING MARKET VALUE					222,459														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					4,064														
Interior Floo	14	CARPET 90											TOTAL LAND VALUE - MARKET					46,431														
Interior Floo	08	SHT VINYL 10											TOTAL MARKET VALUE					272,954														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					108,262														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					164,692														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB 50,722														
Bathrooms		2 100											BASE TAXABLE VALUE					113,970														
Frame	01	NONE 100											TOTAL JUST VALUE					272,954														
Stories	1.	1. 100											NCON VALUE					0														
Architectual	05	CONV 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE					276,087																								
Condition Adj	03	03 100	SALE:4:1: LOT 2 SANTA FE RIVER PLANTATIONS PARTIAL										SALE:3:1: LOT 2 SANTA FE RIVER PLANTATIONS REPLAT																			
Kitchen Adjus	01	01 100																														
Quality										05	05	LAND:1:1: ON PAVED ROAD DOR 1994																				
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	1,664	100		1,664	150,906																											
FDG	780	60		468	42,442																											
FGR	462	55		254	23,035																											
FOP	36	30		11	998																											
UOP	280	20		56	5,079																											
TOTALS										3,222			2,453	222,459	578 SW COUNTY ROAD 138 , FORT WHITE																	
EXTRA FEATURES										BLD DATE										LGL DATE												
										XF DATE										LAND DATE												
										INC DATE										AG DATE												
L N	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	676.00	UT	1.50	1.50	100	1996	1996	3	100	1,014																
2	0166	CONC, PAVMT	0	100	10	30	300.00	UT	2.50	2.50	100	2005	2005	3	100	750																
3	0040	BARN, POLE	0	100	22	42	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,300																
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