LOT 7 SANTA FE RIVER PLANTATIONS
REPLAT OF LOT 47.

SMITH THOMAS M
P O BOX 3143
HIGH SPRINGS, FL 32655-3143

2026

30-7S-17-10058-967

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

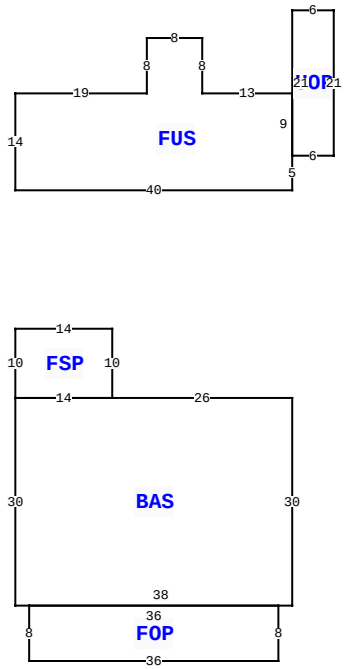
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,200	100		1,200	98,051
FOP	288	30		86	7,027
FSP	140	40		56	4,576
FUS	624	100		624	50,986
UOP	126	20		25	2,043
TOTALS	2,378			1,991	162,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,991	106.1180	118.85	236,630	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2001 Heated Area: 1824 HX Base Yr 2001



390 SW COUNTY ROAD 138 , 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		162,683
TOTAL MARKET OB/XF VALUE		10,256
TOTAL LAND VALUE - MARKET		46,431
TOTAL MARKET VALUE		219,370
SOH/AGL Deduction		77,043
ASSESSED VALUE		142,327
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,605
TOTAL JUST VALUE		219,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047200	Roof Replacement	12,000	05/10/2023
16347	SFR	295	12/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1502/1080	11/03/2023	LE	U	I	14	100
GRANTOR: SMITH THOMAS MANNING						
GRANTEE: SMITH CLAUDETTE M (						
1266/0469	10/01/2013	QC	U	I	11	100
GRANTOR: CLAUDETTE MARIE SMITH						
GRANTEE: THOMAS MANNING SMIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N10 W14 S10 E14$ W14 S30 E2 FOP= S8 E36 N8 W36$ E38 N30$ PTR= N30 FUS= N5 UOP= E6 N21 W6 S21$ N9 W13 N8 W8 S8 W19 S14 E40$ 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,256	
3	0040	BARN,POLE	0	100	24	30	720.00	UT	3.00	3.00	100	2017	2017	3	100	2,160	
4	0040	BARN,POLE	0	100	36	40	1,440.00	UT	3.50	3.50	100	2017	2017	3	100	5,040	

LAND DESCRIPTION

TOTAL OB/XF 10,256

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	2.50	AC		1.00	1.00	0.81	23,000.00	18,572.50	46,431							

REVIEW DATE 06/06/2023 BY jerry Total Acres: 2.50 Total Land Value: 46,431 Market: 0 Agricultural: 0 Common: 46,431 PRINTED 11/18/2025 BY SYS