LOT 3 REPLAT OF LOTS 33, 34 & 35
OF LOT 45 SANTA FE RIVER PLANTAT

HAMMOND MARK C
192 SW WOODLAND AVE
FORT WHITE, FL 32038

**2026**

**30-7S-17-10060-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

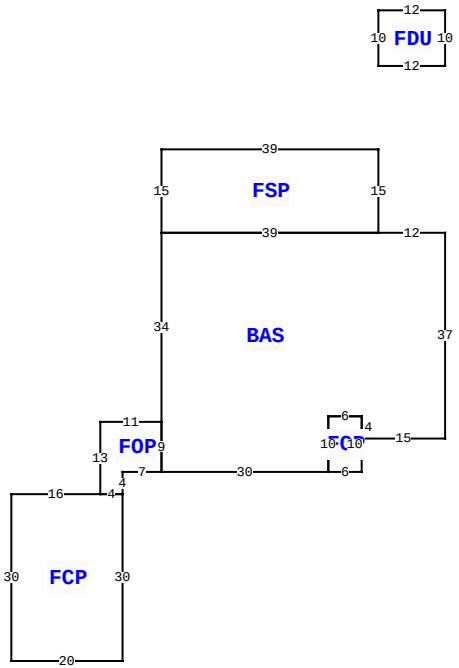
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 |
|---|---|---|---|---|---|
| BAS | 2,043 | 100 | | 2,043 | 174,333 |
| FCP | 600 | 25 | | 150 | 12,800 |
| FDU | 120 | 60 | | 72 | 6,144 |
| FOP | 60 | 30 | | 18 | 1,536 |
| FOP | 115 | 30 | | 34 | 2,902 |
| FSP | 585 | 40 | | 234 | 19,968 |
| TOTALS | 3,523 | | | 2,551 | 217,682 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,551 | 117.2160 | 131.28 | 334,895 | 1993 | 1993 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 2043 HX Base Yr 2018




192 SW WOODLAND 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 | | 217,682 |
| TOTAL MARKET OB/XF VALUE | | 2,100 |
| TOTAL LAND VALUE - MARKET | | 47,134 |
| TOTAL MARKET VALUE | | 266,916 |
| SOH/AGL Deduction | | 87,475 |
| ASSESSED VALUE | | 179,441 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 128,719 |
| TOTAL JUST VALUE | | 266,916 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 266,916 |

LAND:1:1: SOME OF LOT NOT USEBLE

SALE:2:1: LOT 3 REPLAT LOTS 38,45 & 46 SANTE FE RI

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1311/0282 | 3/09/2016 | WD | Q | I | 01 | 176,000 |
| GRANTOR: HENRY E & WANDA L MIN | | | | | | |
| GRANTEE: MARK C HAMMOND (SIN | | | | | | |
| 0852/1299 | 1/26/1998 | WD | Q | I | 01 | 135,000 |
| GRANTOR: MANN | | | | | | |
| GRANTEE: MINER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 FSP= N15 W39 S15 E39$ W39 S34 FOP= W11 S13 FCP= W16 S30 E20 N30 W4 $ E4 N4 E7 N9$ S9 E30 FOP= E6 N10W6 S10$ N10 E6 S4 E15 N37$ PTR=N30 FDU= N10 W12 S10 E12$ 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 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | 120.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 900 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,100

| 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 | 2.53 | AC | | 1.00 | 1.00 | 0.81 | 23,000.00 | 18,630.00 | 47,134 | | | | | | | |

REVIEW DATE 01/24/2018 BY DF Total Acres: 2.53 Total Land Value: 47,134 Market: 0 Agricultural: 0 Common: 47,134 PRINTED 11/18/2025 BY SYS