

HOWE RANIE JANE/FREY RICHARD W
1042 SW WOODLAND AVE
FORT WHITE, FL 32038

31-7S-17-10070-108



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

12 CEDAR 60

Exterior Wall

17 MSNRY STUC 40

Roof Structur

08 IRREGULAR 100

Roof Cover

03 COMP SHNGL 80

Roof Cover

14 PREFIN MT 20

Interior Wall

05 DRYWALL 100

Interior Floo

12 HARDWOOD 50

Interior Floo

15 HARDTILE 50

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

4 100

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

09 09

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA

02

NEIGHBORHOOD/LOC

31717.020 1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

256

100

256

33,388

BAS

266

100

266

34,692

BAS

2,800

100

2,800

365,179

FCP

878

25

220

28,693

FOP

88

30

26

3,391

FOP

512

30

154

20,085

FOP

1,456

30

437

56,994

UGR

1,104

45

497

64,820

UOP

384

20

77

10,042

UOP

472

20

94

12,259

TOTALS

8,768

5,075

661,887

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100015,075147.4018165.09837,832200420040021.0079.00

1 SINGLE FAM 100% - 2021

Heated Area: 3322

HX Base Yr 2021

JOP

FOJ

UGR

FOF

UOP

BAS

JUST

FCP

FOR

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/15/2024

MLU

** This building has 11 Sub-Areas

1042 SW WOODLAND AVE, FORT WHITE

EXTRA FEATURES

OB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10190FPLC PF010001.00UT1,200.001,200.001002017201731001,200

LAND DESCRIPTIONTOTAL OB/XF1,200

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR100A-10.000.0010.06AC1.001.001.0012,000.0012,000.00120,720

REVIEW DATE09/13/2019BYRPTotal Acres: 10.06Total Land Value: 120,720Market: 0Agricultural: 0Common: 120,720PRINTED 11/18/2025 BY SYS

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE661,887

TOTAL MARKET OB/XF VALUE1,200

TOTAL LAND VALUE - MARKET120,720

TOTAL MARKET VALUE783,807

SOH/AGL Deduction202,779

ASSESSED VALUE581,028

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE530,306

TOTAL JUST VALUE783,807

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE792,186

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

1515/11445/28/2024LEUI14100

GRANTOR:FREY RICHARD W (ENH L)

GRANTEE:FREY PRESTON (RMDR)

1423/155811/05/2020WDQI01565,000

GRANTOR:G K & KEILAH C MATTHE

GRANTEE:RANIE JANE HOWE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N8 W46 S72 E46 N8 W20 N4 W14 N16 W4 N16 E14 N4 E20\$ W20 S4 W14 S16 W4 S16 E4 S16 E14 S4 E20 N2 E16 N14 E2 N40\$ PTR= N60 FCP= N14 E2 N40 W18 S12 E2 S33 W2 S9 BAS= N9 E2 N9 UST= N24 W2 N12 UOP= N8 W46 S12 E26 N4 E20\$ W14 S36 E16\$ W16 S4 E2 S16 UGR= N16 W2 N40 W6 S4 W14 FOP= W12 S48 E12 N16 W4 N16 E4 N16\$ S16 W4 S16 E4 S16 UOP= W12 S12 E35 N8 W9 N4 W14\$ E14 S4 E8\$ E1 FOP= S8 E11 N8 W11\$ E11 N2\$ E16\$ S60\$ PTR= E40 BAS= E16 N16 W16 S16\$ W40\$.