LOTS 1 & 2 THORNWOOD S/D
WD 1030-2804, WD 1056-2397, WD 1

CASTO STEPHEN M/CASTO CAROL F
123 GREENWOOD TERR.
FORT WHITE, FL 32038

2026

34-6S-16-04056-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		3 100
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

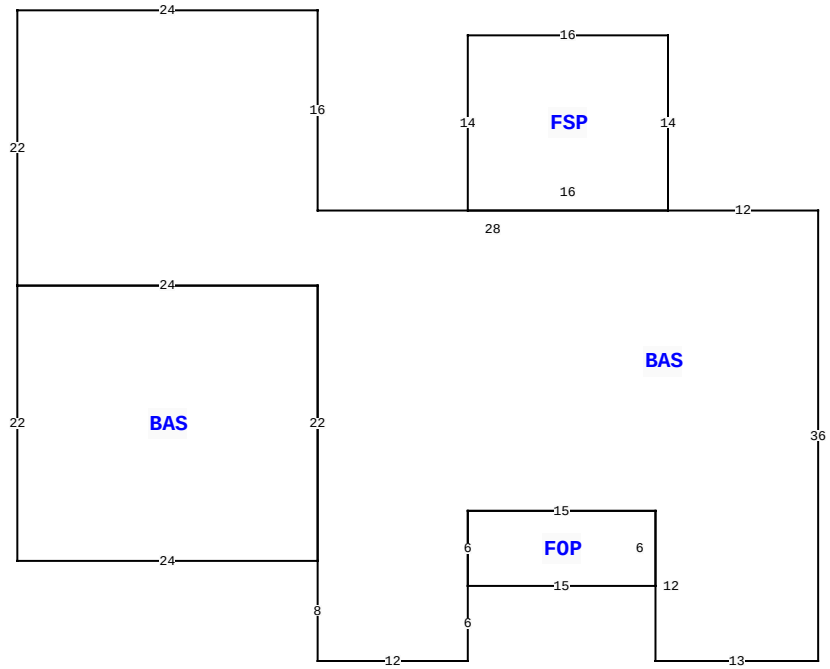
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	54,515
BAS	1,788	100		1,788	184,607
FOP	90	30		27	2,788
FSP	224	40		90	9,292
TOTALS	2,630			2,433	251,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	115.2360	129.06	314,003	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2316 HX Base Yr 2006



123 SW GREENWOOD TER, FORT WHITE

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,202
TOTAL MARKET OB/XF VALUE		23,567
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		330,769
SOH/AGL Deduction		122,339
ASSESSED VALUE		208,430
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		152,708
TOTAL JUST VALUE		330,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052998	Roof Replacement	14,500	05/02/2025
000045472	Remodel	8,611	09/16/2022
000043141	Remodel	6,605	11/10/2021
29721	POOL ENCL	84	10/06/2011
22922	SFR	526	03/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1235/2769	5/29/2012	WD	Q	I	03	10,000
GRANTOR: RICHARD C PARKER (IMA						
GRANTEE: STEPHEN M & CAROL F						
1056/2397	8/26/2005	WD	Q	I		188,100
GRANTOR: IMAGE DEVELOPMENT GRO						
GRANTEE: STEPHEN M & CAROL F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N14 W16 S14 E16$ W28 N16 W24 S22 BAS= S22 E24 N22 W24$ E24 S22 S8 E12 N6 FOP= E15 N6 W15 S6$ N6 E15 S12 E13 N36$.

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	2,182.00	UT	2.50	2.50	100	2005	2005	3	100	5,455	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
4	0070	CARPORT UF	0	100	18	40	720.00	UT	1.50	1.50	100	2010	2010	3	100	1,080	
5	0294	SHED WOOD/	0	100	16	32	512.00	UT	11.00	11.00	100	2010	2010	3	100	5,632	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
7	0030	BARN,MT	0	0	30	30	900.00	UT	9.00	9.00	100	2011	2011	3	100	8,100	
8	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 23,567

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/19/2025 BY chuck Total Acres: 2.50 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 11/06/2025 BY SYS