LOT 3 THORNWOOD S/D

WD 1030-2804, WD 1226-1532, WD 1

SANTEE KELLY/SANTEE STACY
179 SW GREENWOOD TER
FORT WHITE, FL 32038

2026

34-6S-16-04056-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

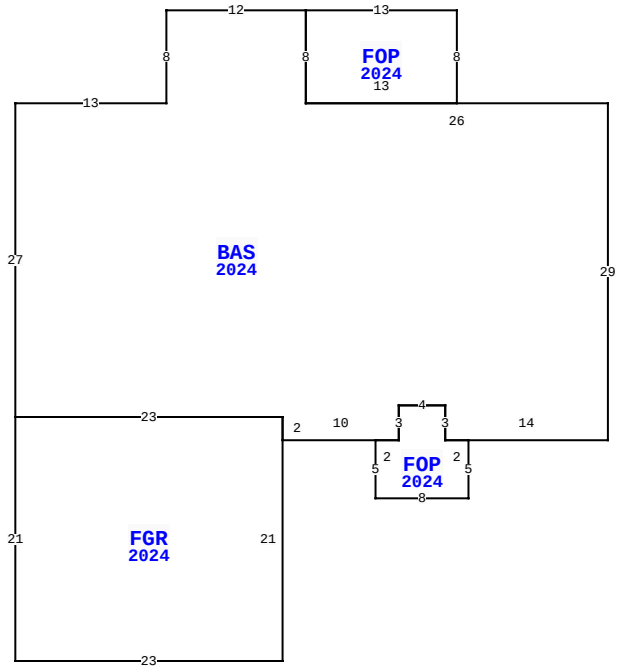
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,517	100	2024	1,517	201,056
FGR	483	55	2024	266	35,255
FOP	52	30	2024	16	2,121
FOP	104	30	2024	31	4,108
TOTALS	2,156			1,830	242,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	120.7500	135.24	247,489	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1517 HX Base Yr 2024



179 SW GREENWOOD TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,539
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		273,439
SOH/AGL Deduction		0
ASSESSED VALUE		273,439
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,717
TOTAL JUST VALUE		273,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045423	New Residential C	210,000	09/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/14	6/30/2023	WD	Q	I	01	390,000
GRANTOR: LEV JOANN						
GRANTEE: SANTEE KELLY						
1472/2278	8/05/2022	WD	Q	V	01	32,000
GRANTOR: POTTER KELLY						
GRANTEE: LEV JOANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,-20] W26 N8 W12 S8 W13 S27 E23 S2 E10 N3 E4 S3 E14 N29 $
FGR=[YR=2024;ORIG=-51,7] E23 S21 W23 N21 $
FOP=[YR=2024;ORIG=-26,-28] E13 S8 W13 N8 $
FOP=[YR=2024;ORIG=-18,6] S3 W2 S5 E8 N5 W2 N3 W4 $
.

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	1.00	UT	2,900.00	2,900.00	100	2024	2023		100	2,900	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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							

REVIEW DATE 11/20/2023 BY KS Total Acres: 1.25 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/07/2025 BY SYS