LOT 7 THORNWOOD S/D

WD 1030-2804, SWD 1226-1532, WD

KEEN JOHN WAYNE/KEEN RITA FAYE
293 SW GREENWOOD TER
FORT WHITE, FL 32038

2026

34-6S-16-04056-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

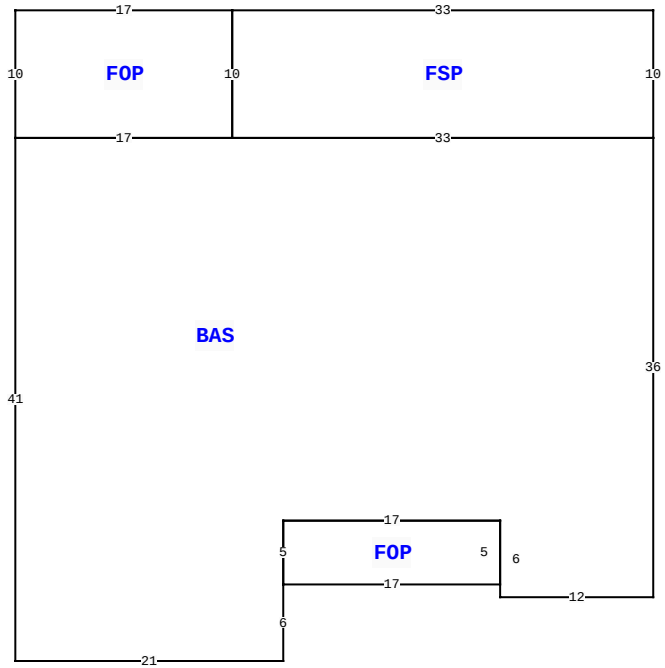
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100		1,803	248,847
FOP	85	30		26	3,589
FOP	170	30		51	7,039
FSP	330	40		132	18,219
TOTALS	2,388			2,012	277,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,012	133.9470	150.02	301,840	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1803 HX Base Yr 2018



293 SW GREENWOOD TER, FORT WHITE

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

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	2,520.00	UT	1.50	1.50	100	2017	2017	3	100	3,780	
2	0280	POOL R/CON	0	100	14	26	364.00	UT	70.00	70.00	100	2017	2017	3	84	21,403	
3	0282	POOL ENCL	0	100	27	33	891.00	UT	15.00	15.00	100	2017	2017	3	57	7,618	
4	0251	LEAN TO W/	0	100	10	35	350.00	UT	3.50	3.50	100	2017	2017	3	100	1,225	
5	0031	BARN,MT AE	0	100	24	35	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,693
TOTAL MARKET OB/XF VALUE		39,026
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		344,719
SOH/AGL Deduction		106,101
ASSESSED VALUE		238,618
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,896
TOTAL JUST VALUE		344,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35130	POOL	156	04/03/2017
34797	SFR	484	01/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0712	7/24/2017	WD	Q	I	01	193,400

GRANTOR: WHIDDON CONSTRUCTION

GRANTEE: JOHN WAYNE & RITA F

1325/1239	11/08/2016	WD	Q	V	01	15,000

GRANTOR: GLENN FARMS INC

GRANTEE: WHIDDON CONSTRUCTIO

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W33 S10 E33$ BAS= W33 FOP= N10 W17 S10 E17$ W17 S41 E21 N6 FOP= E17 N5 W17 S5$ N5 E17 S6 E12 N36$.

LAND DESCRIPTION

TOTAL OB/XF 39,026

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 12/20/2017 BY HC Total Acres: 1.25 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/06/2025 BY SYS