LOT 12 THORNWOOD S/D.
WD 1030-2804, WD 1057-2053, WD 1

MOBLEY DONALD/MOBLEY KAREN MCKEE
429 SW GREENWOOD TERR
FORT WHITE, FL 32038

2026

34-6S-16-04056-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

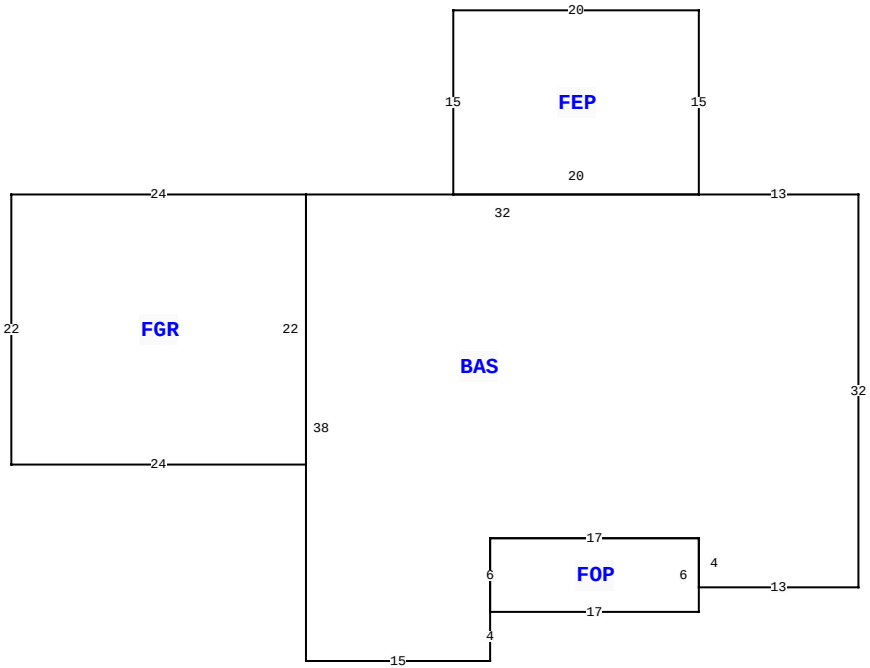
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,462	100		1,462	140,417
FEP	300	80		240	23,050
FGR	528	55		290	27,853
FOP	102	30		31	2,978
TOTALS	2,392			2,023	194,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	112.4640	125.96	254,817	2006	2006	0	0	0	23.75	76.25

1 SINGLE FAM 100% - 2022 Heated Area: 1462 HX Base Yr 2022



429 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		194,298
TOTAL MARKET OB/XF VALUE		7,185
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		229,483
SOH/AGL Deduction		24,138
ASSESSED VALUE		205,345
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,623
TOTAL JUST VALUE		229,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23876	SFR	409	11/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/1139	10/11/2021	WD	Q	I	01	259,900
GRANTOR: HOLMBERG CARL F & DOR						
GRANTEE: MOBLEY DONALD						
1248/1259	1/16/2013	WD	U	V	30	100
GRANTOR: CARL F & DOROTHY L HO						
GRANTEE: CARL F & DOROTHY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 W32 S38 E15 N4 N6 E17 S4 E13 N32 $
FGR=[ORIG=-45,0] W24 S22 E24 N22 $
FEP=[ORIG=-13,0] N15 W20 S15 E20 $
FOP=[ORIG=-30,34] E17 N6 W17 S6 $
.

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	2,394.00	UT	2.50	2.50	100	2006	2006	3	100	5,985	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,185

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 11/29/2021 BY CP Total Acres: 1.16 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS