LOT 17 THORNWOOD S/D

WD 1030-2804, WD 1077-719, CT 12

DOUGLAS KEVIN
237 SW THISTLEWOOD LN
FORT WHITE, FL 32038

2026

34-6S-16-04056-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

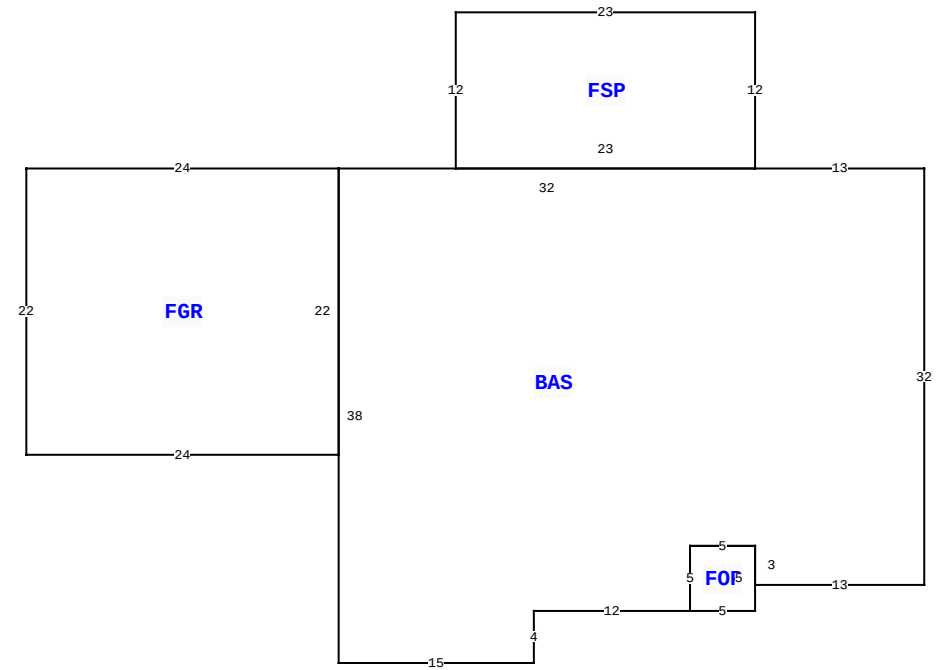
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,539	100		1,539	159,538
FGR	528	55		290	30,062
FOP	25	30		8	829
FSP	276	40		110	11,403
TOTALS	2,368			1,947	201,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,947	114.2660	127.98	249,177	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2012 Heated Area: 1539 HX Base Yr 2012



237 SW THISTLEWOOD LN, 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		201,833
TOTAL MARKET OB/XF VALUE		4,532
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		234,365
SOH/AGL Deduction		80,080
ASSESSED VALUE		154,285
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,563
TOTAL JUST VALUE		234,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048608	Roof Replacement	19,710	11/07/2023
23832	SFR	429	11/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/1659	11/02/2011	WD	U	I	12	108,500
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: KEVIN DOUGLAS						
1221/0094	8/24/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (BOOTH						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N12 W23 S12 E23$ W32 FGR= W24 S22 E24 N22$ S38 E15 N4 E12 FOP= E5 N5 W5 S5$ N5 E5 S3 E13 N32$.

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	2,266.00	UT	2.00	2.00	100	2006	2006	3	100	4,532	

LAND DESCRIPTION

TOTAL OB/XF 4,532

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 01/04/2024 BY JS Total Acres: 1.25 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 09/30/2025 BY SYS