LOT 18 THORNWOOD S/D.
WD 1030-2804, WD 1226-1532, CORP

HASTINGS ROBERT O/HASTINGS GLORIA O
275 THISTLEWOOD LN
FORT WHITE, FL 32038

2026

34-6S-16-04056-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

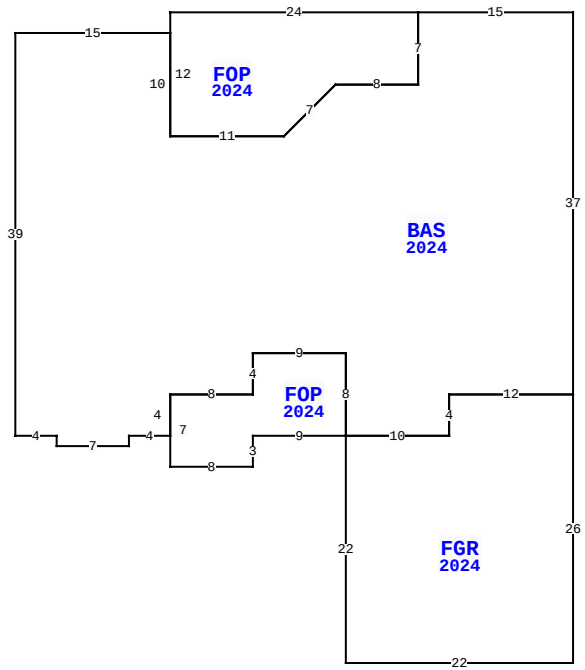
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	1,804	100	2024	1,804	221,503
FGR	532	55	2024	293	35,976
FOP	128	30	2024	38	4,666
FOP	236	30	2024	71	8,718
TOTALS	2,700			2,206	270,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,206	111.8700	125.29	276,390	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1804 HX Base Yr 2024



275 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		270,862
TOTAL MARKET OB/XF VALUE		15,210
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		314,072
SOH/AGL Deduction		143,646
ASSESSED VALUE		170,426
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,704
TOTAL JUST VALUE		314,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048931	Storage Building	17,000	01/02/2024
000047842	New Residential C	230,000	08/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/1182	12/07/2023	WD	Q	I	01	380,000
GRANTOR: TERRY CRAIG						
GRANTEE: HASTINGS ROBERT O						
1443/893	5/26/2021	WD	Q	V	01	38,000
GRANTOR: NEWMAN TERRI B LIVING						
GRANTEE: TERRY CRAIG						

BUILDING NOTES

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	820.00	UT	3.00	3.00	100	2024	2023		100	2,460	
2	0030	BARN,MT	0	100	0	0	1.00	UT	12,750.00	12,750.00	100	2025	2024		100	12,750	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,11] W15 S7 W8 D5L5 W11 N10 W15 S39 E4 S1 E7 N1 E4 N4 E8 N4 E9 S8 E10 N4 E12 N37 $
FGR=[YR=2024;ORIG=16,48] W12 S4 W10 S22 E22 N26 $
FOP=[YR=2024;ORIG=1,11] W24 S12 E11 U5R5 E8 N7 $
FOP=[YR=2024;ORIG=-6,44] W9 S4 W8 S7 E8 N3 E9 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,210

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 08/14/2024 BY JB Total Acres: 1.20 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS