LOT 21 THORNWOOD S/D.
WD 1030-2804, WD 1117-500, WD 14

SOKOLOFF JENNIFER N
342 SW THISTLEWOOD LN
FORT WHITE, FL 32038

2026

34-6S-16-04056-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

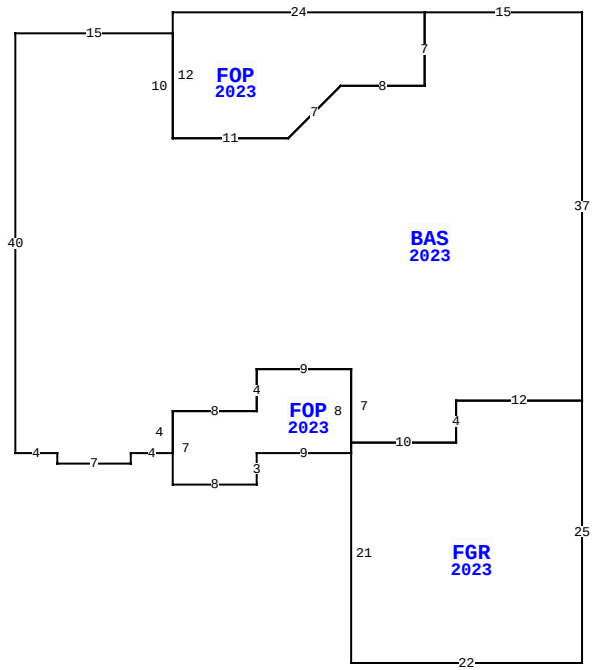
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	1,836	100	2023	1,836	245,447
FGR	510	55	2023	280	37,432
FOP	128	30	2023	38	5,080
FOP	236	30	2023	71	9,491
TOTALS	2,710			2,225	297,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,225	123.0570	137.82	306,650	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1836 HX Base Yr 2023



342 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		297,450
TOTAL MARKET OB/XF VALUE		2,430
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		327,880
SOH/AGL Deduction		7,728
ASSESSED VALUE		320,152
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,430
TOTAL JUST VALUE		327,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042212	New Residential C	175,000	06/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1028	1/11/2022	WD	Q	I	01	330,000
GRANTOR: TERRY CRAIG						
GRANTEE: SOKOLOFF JENNIFER N						
1430/375	1/20/2021	WD	Q	V	01	22,000
GRANTOR: MOORE JENNIFER A & AA						
GRANTEE: TERRY CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-20] W15 S7 W8 D5L5 W11 N10 W15 S40 E4 S1 E7 N1 E4 N4 E8 N4 E9 S7 E10 N4 E12 N37 $
FOP=[YR=2023;ORIG=5,-20] W24 S12 E11 U5R5 E8 N7 $
FOP=[YR=2023;ORIG=-19,18] S7 E8 N3 E9 N8 W9 S4 W8 $
FGR=[YR=2023;ORIG=-2,21] S21 E22 N25 W12 S4 W10 $
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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	810.00	UT	3.00	3.00	100	2023	2022		100	2,430	

LAND DESCRIPTION

TOTAL OB/XF 2,430

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 08/05/2022 BY HC Total Acres: 1.07 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS