LOT 24 THORNWOOD S/D.
WD 1030-2804, WD 1226-1532, WD 1

WOOTEN PAMELA K
254 SW THISTLEWOOD LN
FORT WHITE, FL 32038

2026

34-6S-16-04056-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

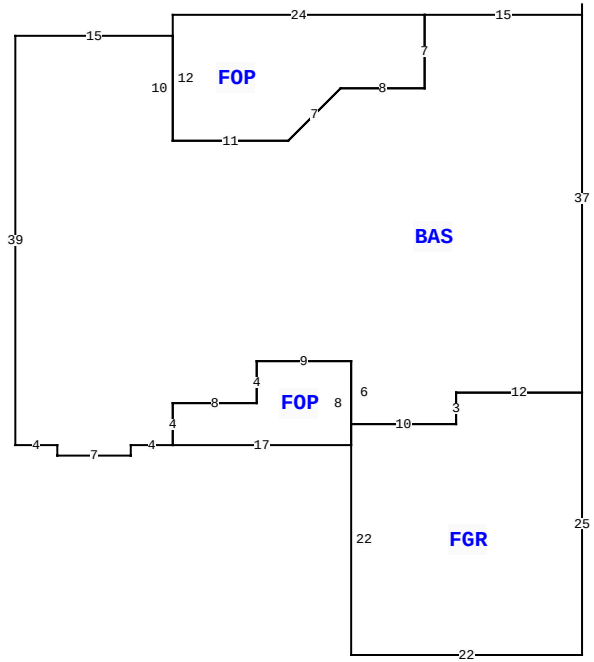
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,727	100		1,727	198,732
FGR	520	55		286	32,911
FOP	104	30		31	3,567
FOP	236	30		71	8,170
TOTALS	2,587			2,115	243,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	108.1550	121.13	256,190	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 1727 HX Base Yr 2022



254 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		243,380
TOTAL MARKET OB/XF VALUE		3,227
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		274,607
SOH/AGL Deduction		5,582
ASSESSED VALUE		269,025
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,303
TOTAL JUST VALUE		274,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39669	SFR	0	04/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/2328	1/26/2021	WD	Q	I	01	290,000
GRANTOR: TERRY CRAIG A						
GRANTEE: WOOTEN PAMELA K						
1329/0949	1/09/2017	WD	Q	V	01	15,000
GRANTOR: JEAN WOODLANDS LLC						
GRANTEE: CRAIG A & LISA G TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-90,-10] W15 S7 W8 D5L5 W11 N10 W15 S39 E4 S1 E7 N1 E4 N4 E8 N4 E9 S6 E10 N3 E12 N37 $
FGR=[ORIG=-112,29] S22 E22 N25 W12 S3 W10 $
FOP=[ORIG=-105,-10] W24 S12 E11 U5R5 E8 N7 $
FOP=[ORIG=-129,31] E17 N8 W9 S4 W8 S4 $
.

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	1,434.00	UT	2.25	2.25	100	2021	2020		100	3,227	

LAND DESCRIPTION

TOTAL OB/XF 3,227

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 12/08/2020 BY HC Total Acres: 1.25 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2025 BY SYS