LOT 29 THORNWOOD S/D.
WD 1030-2804, WD 1097-2797, WD 1

ANDROLEVICH MICHAEL A
348 SW GREENWOOD TER
FORT WHITE, FL 32038

2026

34-6S-16-04056-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	06	06

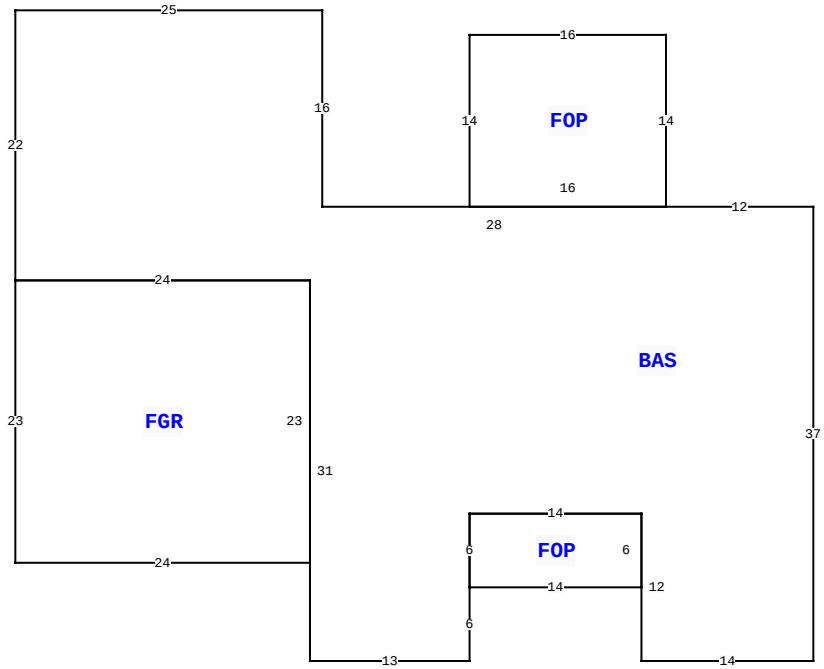
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,893	100		1,893	220,999
FGR	552	55		304	35,491
FOP	84	30		25	2,918
FOP	224	30		67	7,822
TOTALS	2,753			2,289	267,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,289	128.6901	144.13	329,914	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2018 Heated Area: 1893 HX Base Yr 2018



348 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		267,230
TOTAL MARKET OB/XF VALUE		3,713
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		298,943
SOH/AGL Deduction		121,948
ASSESSED VALUE		176,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,273
TOTAL JUST VALUE		298,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053047	Roof Replacement	28,875	05/07/2025
24174	SFR	686	03/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/2564	6/29/2017	WD	Q	I	01	207,000
GRANTOR: JEFFREY W & LINDA P C						
GRANTEE: MICHAEL A ANDROLEVI						
1097/2797	9/25/2006	WD	Q	I		232,900
GRANTOR: IMAGE DEVELOPMENT GRO						
GRANTEE: JEFFREY W & LINDA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N14 W16 S14 E16$ W28 N16 W25 S22 FGR= S23 E24 N23 W24$ E24 S31 E13 N6 FOP= E14 N6 W14 S6$ N6 E14 S12 E14 N37$.

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	1,385.00	UT	2.50	2.50	100	2006	2006	3	100	3,463	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 3,713

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 06/02/2025 BY chuck Total Acres: 1.25 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2025 BY SYS