LOT 30 THORNWOOD S/D.
WD 1030-2804, WD 1169-312, PB 14

THIBOULT RICHARD WILLIAM/THIBOULT HELEN LINDA
320 SW GREENWOOD TER
FORT WHITE, FL 32038

2026

34-6S-16-04056-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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
Quality	06	06

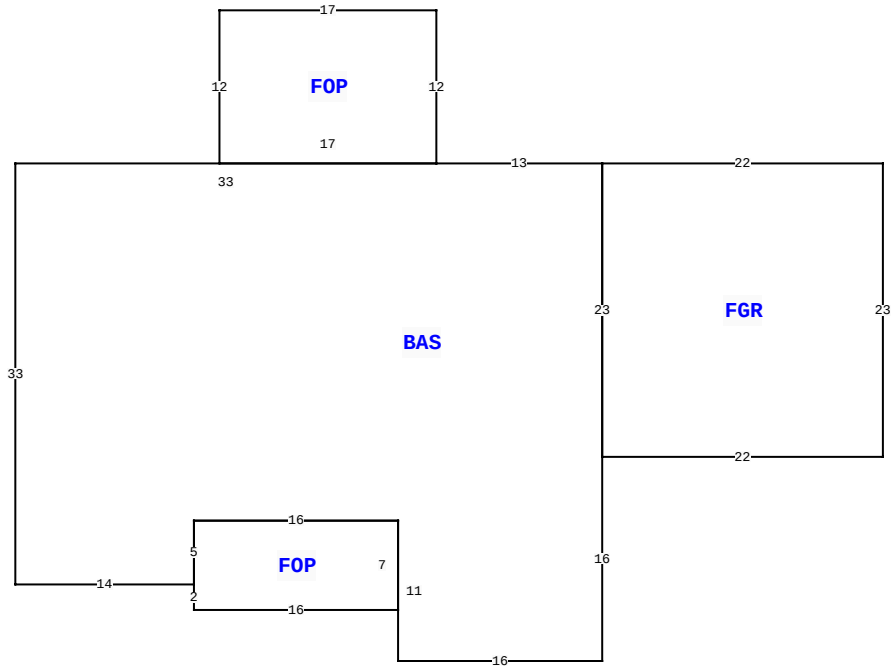
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100		1,534	173,474
FGR	506	55		278	31,438
FOP	112	30		34	3,845
FOP	204	30		61	6,899
TOTALS	2,356			1,907	215,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,907	123.1366	137.91	262,994	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2010 Heated Area: 1534 HX Base Yr 2010



320 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		215,655
TOTAL MARKET OB/XF VALUE		28,170
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		271,825
SOH/AGL Deduction		73,297
ASSESSED VALUE		198,528
TOTAL EXEMPTION VALUE	HX HB SX WR	105,722
BASE TAXABLE VALUE		92,806
TOTAL JUST VALUE		271,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048810	Roof Replacement	25,345	12/07/2023
25616	SFR	476	03/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1169/0312	3/11/2009	WD	Q	I	01	172,000

GRANTOR: IMAGE DEVELOPMENT GRO
GRANTEE: RICHARD & HELEN THI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N12 W17 S12 E17$ W33 S33 E14 FOP= S2 E16 N7 W16 S5$ N5 E16 S11 E16 N16 FGR= E22 N23 W22 S23$ N23$.

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	1,992.00	UT	3.00	3.00	100	2007	2007	3	100	5,976	
2	0166	CONC,PAVMT	0	100	12	22	264.00	UT	2.25	2.25	100	2010	2010	3	100	594	
3	0210	GARAGE U	0	100	30	45	1,350.00	UT	16.00	16.00	100	2010	2010	3	100	21,600	

LAND DESCRIPTION

TOTAL OB/XF 28,170

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 03/01/2024 BY JS Total Acres: 1.25 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2025 BY SYS