LOT 24 & LOT 72 UNIT 7 THREE RIV
336-457, 595-243, WD 1085-1090,

HALL BECKY DEVANE/EMERSON SHANNON HALL
2902 SW SANTA FE DR
FORT WHITE, FL 32038

2026

00-00-00-00645-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

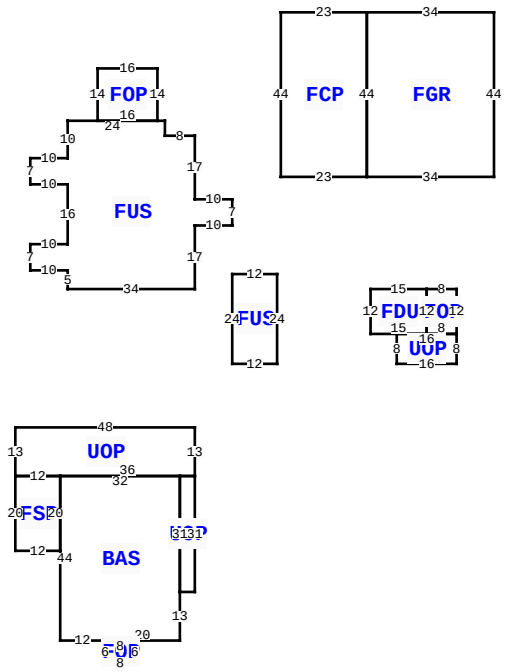
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 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	100000.07	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100		1,408	123,105
FCP	1,012	25		253	22,120
FDU	180	60		108	9,443
FGR	1,496	55		823	71,957
FOP	48	30		14	1,224
FOP	96	30		29	2,535
FOP	224	30		67	5,858
FSP	240	40		96	8,394
FUS	288	100		288	25,181
FUS	1,708	100		1,708	149,335
TOTALS	7,576			4,970	434,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,970	115.6502	129.53	643,764	1999	1999	0	0	0	32.50	67.50

2 SINGLE FAM 100% - 2007 Heated Area: 3404 HX Base Yr 2007



** This building has 13 Sub-Areas

2902 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		434,541
TOTAL MARKET OB/XF VALUE		8,038
TOTAL LAND VALUE - MARKET		165,375
TOTAL MARKET VALUE		607,954
SOH/AGL Deduction		92,325
ASSESSED VALUE		515,629
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		464,218
TOTAL JUST VALUE		607,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32029	GARAGE	767	06/10/2014
31723	MAINT/ALTR	25	02/03/2013
14881	SFR	325	12/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/0758	1/10/2013	WD	U	V	37	65,000
GRANTOR: HARRY LIEDSTRAND TRST						
GRANTEE: SHANNON H EMERSON &						
1085/1090	5/30/2006	WD	Q	I	01	100
GRANTOR: WANDA M DEVANE						
GRANTEE: BECK DEVANE HALL &						

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	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0080	DECKING	0	100	12	19	228.00	UT	3.50	3.50	100	1999	1999	3	100	798	
4	0261	PRCH, UOP	0	100	4	48	192.00	UT	7.00	7.00	100	2015	2015	3	100	1,344	
5	0166	CONC,PAVMT	0	100	0	0	2,148.00	UT	2.00	2.00	100	2015	2015	3	100	4,296	

BUILDING DIMENSIONS

FUS=[ORIG=0,-50] N17 E10 N7 W10 N17 W8 N4 W2 W24 S10 W10 S7 E10 S16 W10 S7 E10 S5 E34 $
FGR=[ORIG=80,-80] N44 W34 S44 E34 $
BAS=[ORIG=-36,0] S44 E12 E20 N13 N31 W32 $
FCP=[ORIG=46,-124] W23 S44 E23 N44 $
UOP=[ORIG=0,0] N13 W48 S13 E12 E36 $
FUS=[ORIG=10,-30] E12 N24 W12 S24 $
FSP=[ORIG=-48,0] S20 E12 N20 W12 $
FOP=[ORIG=-10,-95] N14 W16 S14 E16 $
FDU=[ORIG=62,-50] W15 S12 E15 N12 $
UOP=[ORIG=70,-30] N8 W16 S8 E16 $
UOP=[ORIG=-4,31] E4 N31 W4 S31 $

LAND DESCRIPTION

TOTAL OB/XF 8,038

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	150.00	FF		1.00	1.00	0.70	950.00	665.00	99,750							
2	0020	C	VAC/WATER	100		00	0.00	0.00	75.00	FF		1.00	1.00	0.70	1,250.00	875.00	65,625							

REVIEW DATE 03/01/2016 BY DF Total Acres: 2.20 Total Land Value: 165,375 Market: 0 Agricultural: 0 Common: 165,375 PRINTED 03/25/2026 BY SYS