LOT 29 UNIT 7 THREE RIVERS ESTAT
368-183, 786-370, PB 1304-1887,1

RYAN JEFFERY SCOTT/DIXON VICTOR ERROL
2358 SW SANTA FE DR
FORT WHITE, FL 32038

2026

00-00-00-00647-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

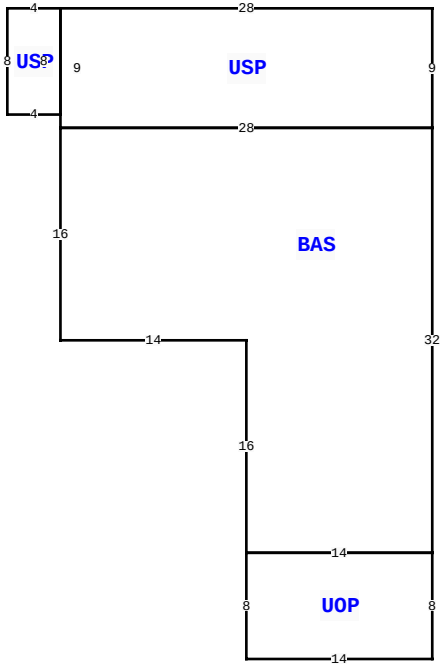
NEIGHBORHOOD/LOC 100000.07 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	43,274
UOP	112	20		22	1,417
USP	32	35		11	709
USP	252	35		88	5,667
TOTALS	1,068			793	51,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	793	88.4520	99.07	78,563	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 672 HX Base Yr



2358 SW SANTA FE DR, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/13/2025 MLU
INC DATE | AG DATE

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	0296	SHED METAL	0	0	12	20	240.00	UT	3.00	3.00	100	1993	1993	3	100	720	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,066
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	124,911
SOH/AGL Deduction	7,130
ASSESSED VALUE	117,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,781
TOTAL JUST VALUE	124,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,911

SALE:1:1: PERSONAL REP DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048147	Roof Replacement	6,800	09/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2386	9/02/2022	PB	U	I	18	100
GRANTOR: CLERK OF COURT (RYAN						
GRANTEE: RYAN JEFFERY SCOTT						
1413/2021	6/02/2020	WD	U	I	30	100
GRANTOR: VICKIE D RYAN ETAL						
GRANTEE: VICKIE D RYAN ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N9 W28 USP= W4 S8 E4 N8$ S9 E28$ BAS= W28 S16 E14 S16
UOP= S8 E14 N8 W14$ E14 N32$.

LAND DESCRIPTION

TOTAL OB/XF 720

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 11/20/2023 BY JS Total Acres: 0.23 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 06/09/2026 BY SYS