LOT 33 UNIT 7 THREE RIVERS ESTAT
774-486, WD 1406-2250,

OXENDINE MICHAEL W REVOCABLE LIVING TRUST
2434 SW SANTA FE DR
FORT WHITE, FL 32038

2026

00-00-00-00647-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

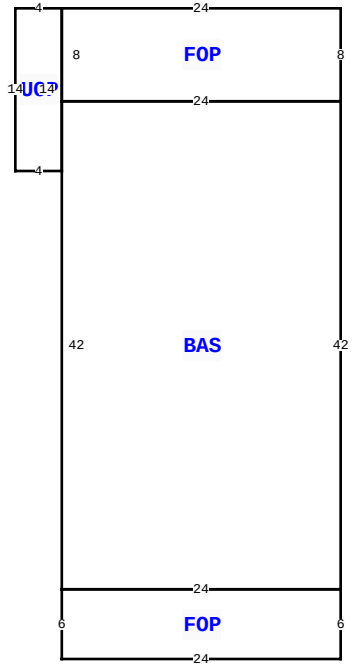
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
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	1,008	100		1,008	105,448
FOP	144	30		43	4,498
FOP	192	30		58	6,068
UOP	56	20		11	1,151
TOTALS	1,400			1,120	117,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,120	136.1040	166.05	185,976	1988	1988	0	0	0	37.00	63.00

1 SFR PILING 100% - 2024 Heated Area: 1008 HX Base Yr 2024



2434 SW SANTA FE DR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,165
TOTAL MARKET OB/XF VALUE		6,568
TOTAL LAND VALUE - MARKET		60,480
TOTAL MARKET VALUE		184,213
SOH/AGL Deduction		57,740
ASSESSED VALUE		126,473
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,062
TOTAL JUST VALUE		184,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/2250	2/18/2020	WD	U	I	30	100
GRANTOR: CAROLYN OXENDINE						
GRANTEE: THE MICHAEL W OXEND						
0571/0623	8/01/1985	WD	Q	V	01	16,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W4 S14 E4 N14$ FOP= S8 BAS= S42 FOP= S6 E24 N6 W24$E24 N42 W24$ E24 N8 W24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0084	DOCK-RIVER	0	100	3	16	48.00	UT	14.50	14.50	100	2006	2006	3	40	278	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
4	0166	CONC,PAVMT	0	100	24	42	1,008.00	UT	5.00	5.00	100	2016	2016	3	100	5,040	

LAND DESCRIPTION

TOTAL OB/XF 6,568

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	100		A-1	0.00	0.00	56.00	FF		1.00	1.00	1.44	750.00	1,080.00	60,480							

REVIEW DATE 02/29/2016 BY DF Total Acres: 0.34 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 03/24/2026 BY SYS