LOT 5 SANTA FE RIVER PLANTATIONS
ORB 634-753. 763-966, 763-967,

GARRETT CHARLES/GARRETT KATHRYN
391 SW HEFLIN AVE
FORT WHITE, FL 32038

2026

29-7S-17-10058-055

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

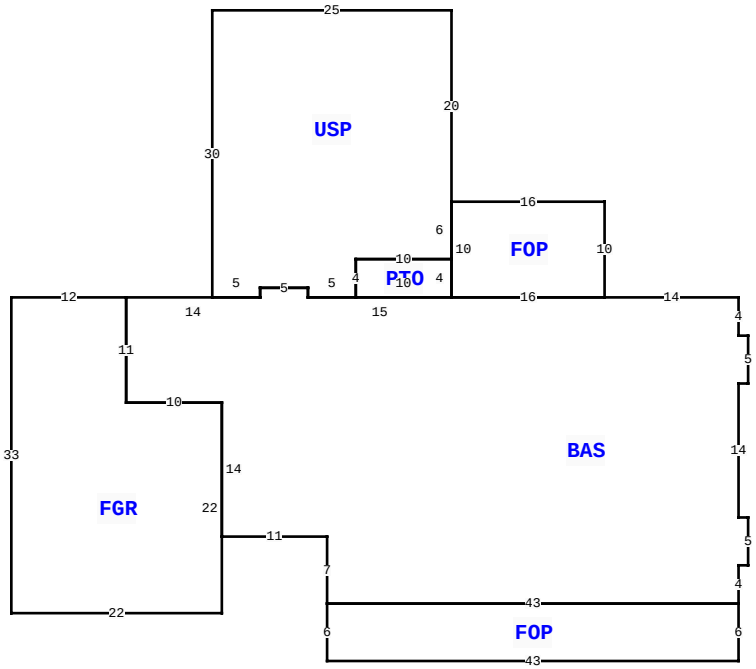
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100		1,776	155,095
FGR	616	55		339	29,604
FOP	160	30		48	4,191
FOP	258	30		77	6,724
PTO	40	5		2	175
USP	705	35		247	21,570
TOTALS	3,555			2,489	217,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,489	112.2912	128.01	318,617	1994	1994	0	0	0	31.78	68.22

1 SINGLE FAM 100% - 2016 Heated Area: 1776 HX Base Yr 2016



391 SW HEFLIN AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,361
TOTAL MARKET OB/XF VALUE		663
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		294,524
SOH/AGL Deduction		94,657
ASSESSED VALUE		199,867
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,456
TOTAL JUST VALUE		294,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,945

PRMT:2:1: SCREENED ROOM POOL ENCLOSER
SALE:3:1: ASSIGNMENT FOR AGREEMENT FOR DEED
SALE:2:1: LOT 5, SANTE FE RIVER PLANTATIONS
SALE:1:1: LOT 5 SANTE FE RIVER PLANTATIONS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15682	ADDN SFR	50	06/22/1999
8528	SFR	52,000	06/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/2129	8/14/2015	WD	Q	I	01	173,000
GRANTOR: WILLIAM H HARDEN 11						
GRANTEE: CHARLES & KATHRYN G						
1267/0195	12/17/2013	WD	U	I	12	149,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WILLIAM H HARDEN 11						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N10 W16 USP= N20 W25 S30 E5 N1 E5 S1 E5 N4 E10 N6$ S10 E16$ W16 PTO= N4 W10 S4E10$ W15 N1 W5 S1W14 FGR= W12 S33 E22 N22 W10 N11$ S11 E10 S14 E11 S7 FOP= S6 E43 N6 W43$ E43 N4 E1 N5 W1 N14 E1N5 W1 N4$.

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	17	26	442.00	UT	1.50	1.50	100	0	0	3	100	663	

LAND DESCRIPTION

TOTAL OB/XF 663

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		00	0.00	0.00	5.00	AC		1.00	1.00	0.85	18,000.00	15,300.00	76,500							

REVIEW DATE 02/04/2014 BY TW Total Acres: 5.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 05/12/2026 BY SYS