LOT 8 SANTA FE RIVER PLANTATIONS
388-366, 781-768, 805-965, 865-2

RANDA ROBERT M/RANDA BETTY J
672 SW HEFLIN AVE
FORT WHITE, FL 32038

**2027**

**29-7S-17-10058-088**

## BUILDING CHARACTERISTICS

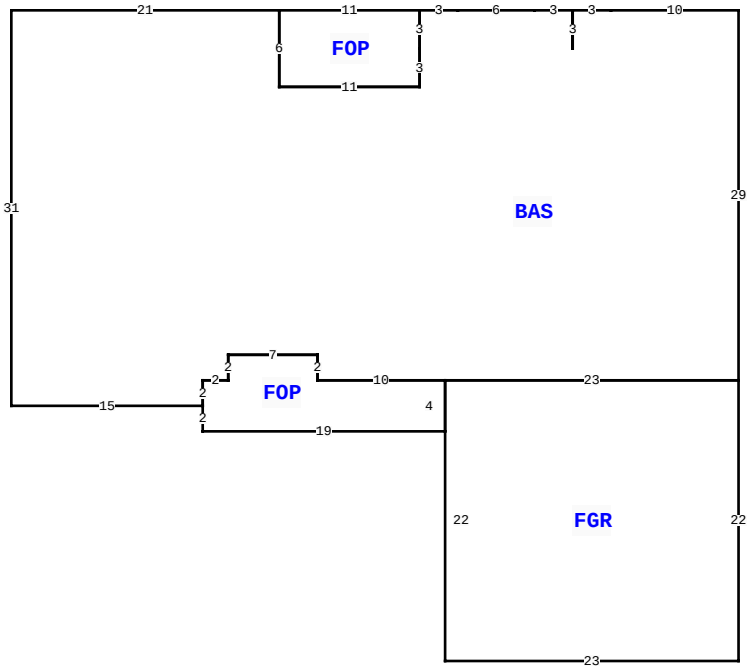
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | | 30717.010 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,603 | 100 | | 1,603 | 149,226 |
| FGR | 506 | 55 | | 278 | 25,879 |
| FOP | 66 | 30 | | 20 | 1,862 |
| FOP | 90 | 30 | | 27 | 2,514 |
| TOTALS | 2,265 | | | 1,928 | 179,481 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,928 | 114.3630 | 125.80 | 242,542 | 1999 | 1999 | 0 | 0 | 0 | 26.00 | 74.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 1603 HX Base Yr 2015




672 SW HEFLIN AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1999 | 1999 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 21 | 21 | 441.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 662 | |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | 117.00 | UT | 7.50 | 7.50 | 100 | 0 | 0 | 3 | 100 | 878 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 179,481 |
| TOTAL MARKET OB/XF VALUE | 3,740 |
| TOTAL LAND VALUE - MARKET | 43,930 |
| TOTAL MARKET VALUE | 227,151 |
| SOH/AGL Deduction | 76,438 |
| ASSESSED VALUE | 150,713 |
| TOTAL EXEMPTION VALUE | WX HX HB VX SX 111,411 |
| BASE TAXABLE VALUE | 39,302 |
| TOTAL JUST VALUE | 227,151 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 230,419 |

SALE:3:1: WD REPLACING AG

SALE:2:1: LOT 8 SANTA FE RIVER PLANTATIONS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044410 | Roof Replacement | 16,476 | 05/11/2022 |
| 14551 | SFR | 240 | 09/25/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1277/1504 | 7/10/2014 | WD | Q | I | 01 | 153,000 |
| GRANTOR: GEORGE J & GLENDA N C | | | | | | |
| GRANTEE: ROBERT M & BETTY J | | | | | | |
| 0865/2145 | 9/11/1998 | WD | Q | V | | 15,500 |
| GRANTOR: O'REILLY | | | | | | |
| GRANTEE: COGSWELL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 /W3 /S3/ /N3/ /W3/ W6 /W3 FOP= W11 S6 E11 N3 / N3/$/S3/S3 W11 N6 W21 S31 E15 FOP= S2 E19 N4 W10 N2 W7 S2 W2 S2$ N2 E2 N2 E7 S2 E10 FGR= S22 E23 N22 W23$ E23 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 3,740

| 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 | 1.91 | AC | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 43,930 | | | | | | | |

REVIEW DATE 01/27/2014 BY TW Total Acres: 1.91 Total Land Value: 43,930 Market: 0 Agricultural: 0 Common: 43,930 PRINTED 11/17/2026 BY SYS