

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	90
Interior Floor	14	CARPET	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.	1.	100
Architectual Units	05	CONV	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	30717.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,250	100	
FGR	462	55	
FOP	850	30	
FSP	120	40	
TOTALS	3,682		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
Heated Area: 2250						HX Base Yr 2021					

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		324,862
TOTAL MARKET OB/XF VALUE		23,454
TOTAL LAND VALUE - MARKET		52,670
TOTAL MARKET VALUE		400,986
SOH/AGL Deduction		78,955
ASSESSED VALUE		322,031
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,620
TOTAL JUST VALUE		400,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24401	POOL ENCL	30	04/19/2006
24315	POOL	115	03/29/2006
23762	SFR	670	10/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/6520	7/08/2020	WD Q	I	01		323,000
GRANTOR: GRANT B & ELIZABETH J						
GRANTEE: JODY & LYNN ROMANI						
1387/2241	6/28/2019	WD Q	I	01		310,900
GRANTOR: ALICE Y GREEN						
GRANTEE: GRANT B & ELIZABETH						

EXTRA FEATURES		265 SW THORNE LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0280	POOL R/CON	0 100
3	0282	POOL ENCL	0 100
4	0294	SHED WOOD/	0 100

L N	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	384.00	UT	2.50	2.50	100	2006	2006	3	100	960	
2	0280	POOL R/CON	0 100	28	12	392.00	UT	70.00	70.00	100	2006	2006	3	51	13,994	
3	0282	POOL ENCL	0 100	30	45	1,350.00	UT	15.00	15.00	100	2006	2006	3	40	8,100	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
<b>TOTAL OB/XF 23,454</b>																

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
INC DATE	
AG DATE	
05/06/2026 MLU	

BUILDING DIMENSIONS	
BAS= W14 S40 E15 FOP= S7 E52 N55 FGR= N21 W22 S21 E22\$ W22 S10 E15 S38 W45\$ E45 N38 W15 N2 W11 FSP= W20 S6 E20 N6\$ S6 W20 N6\$.	

LAND DESCRIPTION		TOTAL OB/XF 23,454																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.29	AC		1.00	1.00	1.00	23,000.00	23,000.00	52,670							