LOT 10 SANTA FE RIVER PLANTATION
993-2310, WD 1387-2241, WD 1415-

ROMANI JODY/ROMANI LYNN
265 SW THORNE LANE
FORT WHITE, FL 32038

2027

30-7S-17-10058-110

BUILDING CHARACTERISTICS

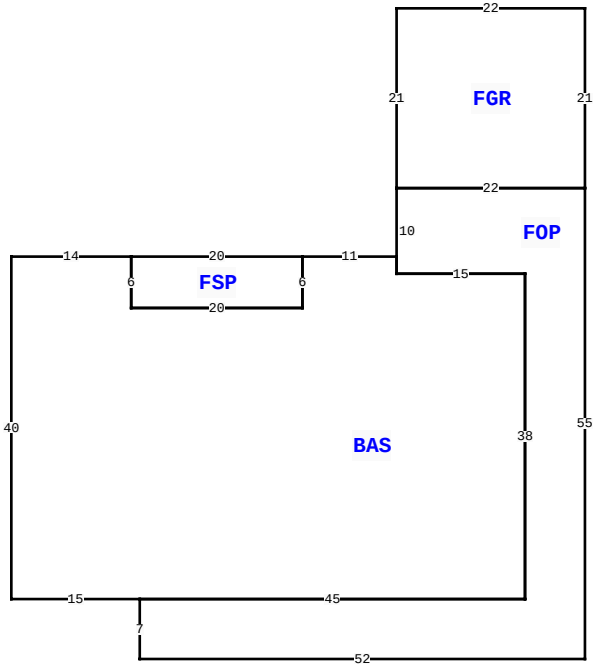
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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		30717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100		2,250	251,268
FGR	462	55		254	28,365
FOP	850	30		255	28,477
FSP	120	40		48	5,361
TOTALS	3,682			2,807	313,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,807	125.3322	137.87	387,001	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2021 Heated Area: 2250 HX Base Yr 2021



265 SW THORNE LN, 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		313,471
TOTAL MARKET OB/XF VALUE		23,454
TOTAL LAND VALUE - MARKET		52,670
TOTAL MARKET VALUE		389,595
SOH/AGL Deduction		57,903
ASSESSED VALUE		331,692
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,281
TOTAL JUST VALUE		389,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,279

SALE:1:1: SELL PRICE HIGH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056773	Storage Building	68,000	10/13/2026
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						

BUILDING NOTES

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

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	2.29	AC		1.00	1.00	1.00	23,000.00	23,000.00	52,670							

REVIEW DATE 01/22/2018 BY DF Total Acres: 2.29 Total Land Value: 52,670 Market: 0 Agricultural: 0 Common: 52,670 PRINTED 11/16/2026 BY SYS