LOT 11 SANTA FE RIVER PLANTATION
659-437, 764-982, WD 1115-738, L

SAAD MITCHELL E
349 SW THORNE LN
FORT WHITE, FL 32038-2151

2027

30-7S-17-10058-121

BUILDING CHARACTERISTICS

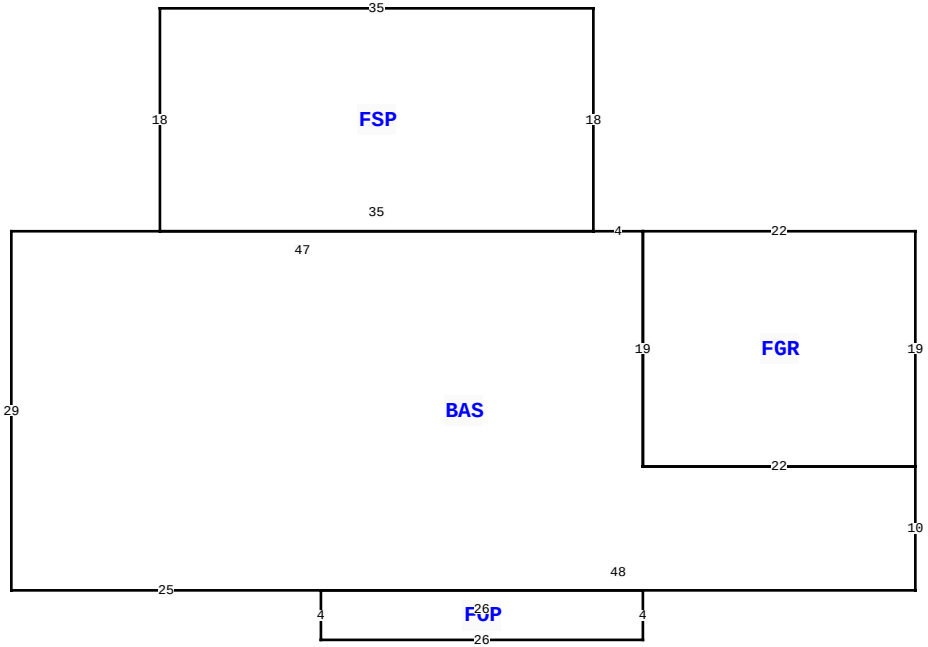
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,699	100		1,699	134,333
FGR	418	55		230	18,185
FOP	104	30		31	2,451
FSP	630	40		252	19,924
TOTALS	2,851			2,212	174,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	110.5800	121.64	269,068	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1699 HX Base Yr



349 SW THORNE LN, FORT WHITE

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1979	1979	3	40	14,336	
3	0210	GARAGE U	0	100	28	18	1.00	UT	0.00	0.00	100	0	0	3	100	1,370	
4	0070	CARPORT UF	0	100	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	432	
5	0282	POOL ENCL	0	100	28	60	1,680.00	UT	15.00	15.00	100	2008	2008	3	40	10,080	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,894
TOTAL MARKET OB/XF VALUE		28,218
TOTAL LAND VALUE - MARKET		42,320
TOTAL MARKET VALUE		245,432
SOH/AGL Deduction		96,217
ASSESSED VALUE		149,215
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,804
TOTAL JUST VALUE		245,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,609

SALE:1:1: LOT 11, SANTE FE RIVER PLANTATIONS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27088	POOL ENCL	125	06/18/2008
26816	ADDN SFR	0	03/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/466	8/03/2026	LE	U	I	14	100
GRANTOR: SAAD MITCHELL E (ENH						
GRANTEE: WHEELER MATTIE MELI						
0764/0982	9/01/1992	WD	Q	I		84,500
GRANTOR: DAVID OLSEN						
GRANTEE: MITCHELL SAAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FSP= N18 W35 S18 E35$ W47 S29 E25 FOP= S4 E26N4 W26$ E48 N10 FGR= N19 W22S19 E22$ W22 N19$.

LAND DESCRIPTION

TOTAL OB/XF 28,218

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	1.84	AC		1.00	1.00	1.00	23,000.00	23,000.00	42,320							

REVIEW DATE 01/22/2018 BY DF Total Acres: 1.84 Total Land Value: 42,320 Market: 0 Agricultural: 0 Common: 42,320 PRINTED 11/17/2026 BY SYS