LOT 14 SANTA FE RIVER PLANTATION
521-472, WD 1087-1460, WD 1410-3

MCCAULEY SEAN M/MCCAULEY MISTY
521 SW THORNE LN
FORT WHITE, FL 32038

2027

30-7S-17-10058-154

BUILDING CHARACTERISTICS

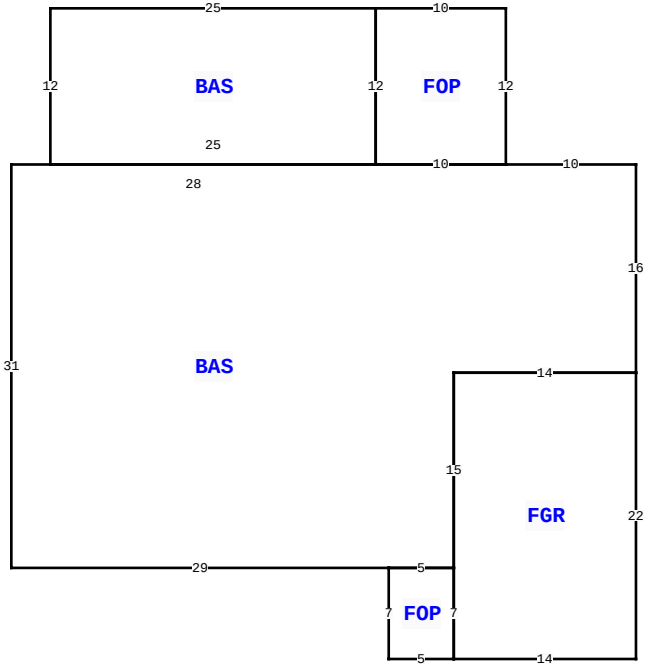
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	300	100		300	30,641
BAS	1,278	100		1,278	130,529
FGR	308	55		169	17,261
FOP	35	30		10	1,022
FOP	120	30		36	3,677
TOTALS	2,041			1,793	183,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,793	123.8000	136.18	244,171	1986	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 1578 HX Base Yr 2021



521 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	9	15	1.00	UT	0.00	0.00	100	0	0	3	100	189	
2	0258	PATIO	0	100	9	12	1.00	UT	0.00	0.00	100	0	0	3	100	151	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
5	0251	LEAN TO W/	0	100	10	20	200.00	UT	2.50	2.50	100	1993	1993	3	100	500	
6	0251	LEAN TO W/	0	100	10	20	200.00	UT	2.50	2.50	100	1993	1993	3	100	500	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,128
TOTAL MARKET OB/XF VALUE		16,776
TOTAL LAND VALUE - MARKET		53,590
TOTAL MARKET VALUE		253,494
SOH/AGL Deduction		65,246
ASSESSED VALUE		188,248
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,837
TOTAL JUST VALUE		253,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0308	4/14/2020	WD	Q	I	01	235,000
GRANTOR: TIMMY & RHONDA T ROGE						
GRANTEE: SEAN M & MISTY MCCA						
0581/0083	12/01/1985	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N12 W10 S12 E10$ W10 BAS= N12 W25 S12 E25$ W28 S31 E29 FOP= S7 E5 N7 W5$ E5 FGR= S7 E14 N22 W14 S15$ N15 E14 N16$.

LAND DESCRIPTION

TOTAL OB/XF 16,776

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	2.33	AC		1.00	1.00	1.00	23,000.00	23,000.00	53,590							

REVIEW DATE 01/22/2018 BY DF Total Acres: 2.33 Total Land Value: 53,590 Market: 0 Agricultural: 0 Common: 53,590 PRINTED 11/17/2026 BY SYS