

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	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
BAS	312	100	
BAS	1,830	100	
FGR	408	55	
FOP	98	30	
UOP	273	20	
TOTALS	2,921		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,450	112.0350	127.72	312,914	1995	2000	0	0	25.00	75.00
1 SINGLE FAM 100% - 2021 Heated Area: 2142 HX Base Yr 2021											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			234,686
TOTAL MARKET OB/XF VALUE			3,210
TOTAL LAND VALUE - MARKET			54,050
TOTAL MARKET VALUE			291,946
SOH/AGL Deduction			61,900
ASSESSED VALUE			230,046
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			178,635
TOTAL JUST VALUE			291,946
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049542	Electrical Servic	0	04/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/1075	9/10/2019	WD Q	Q	I	01	245,000
GRANTOR: RONALD HELTON II & JA						
GRANTEE: SUZANNE MARIE & KEN						
1315/0570	5/17/2016	WD Q	Q	I	01	180,000
GRANTOR: CK CONTRACTING INC						
GRANTEE: RONALD HELTON II &						

EXTRA FEATURES		577 SW THORNE LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0040	BARN, POLE	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	700.00	UT	1.50		1.50	100	1995	1995	3	100	1,050	
2	0040	BARN, POLE	0 100	36	24	864.00	UT	2.50		2.50	100	1995	1995	3	100	2,160	
TOTAL OB/XF 3,210																	

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

BUILDING DIMENSIONS	
BAS= W18 BAS= N12 W26 S12 E26\$ W42 UOP= W21 S13 E21 N13\$ S13	
FGR= W21 S18 E24 N10 W3N8\$ S8 E3 S10 E35 FOP= S7 E14N7 W14\$	
E22 N31\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,210																						
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	2.35	AC		1.00	1.00	1.00	23,000.00	23,000.00	54,050							