

LOT 28 SANTA FE RIVER PLANTATION  
456-518, 620-90, 800-809, 911-12

HERRING OWEN DENNIS JR/HERRING PATRICIA H  
468 SW MAGNOLIA LN  
FT WHITE, FL 32068

**2026**

30-7S-17-10058-308  
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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
07	07				
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	1,741	100		1,741	236,548
FGR	441	55		243	33,016
FOP	198	30		59	8,016
FOP	252	30		76	10,326
TOTALS	2,632			2,119	287,906

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,119	124.1460	141.53	299,902	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 1741 HX Base Yr 2022											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		287,906	
TOTAL MARKET OB/XF VALUE		1,200	
TOTAL LAND VALUE - MARKET		49,450	
TOTAL MARKET VALUE		338,556	
SOH/AGL Deduction		28,270	
ASSESSED VALUE		310,286	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		258,875	
TOTAL JUST VALUE		338,556	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,437	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041357	New Residential C	210,000	02/19/2021
41357	SFR		02/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/1381	12/18/2019	WD	Q	V	01	31,500
GRANTOR: CLAUDE & NOEL BURMEIS						
GRANTEE: OWEN DENNIS JR & PA						
0911/1232	9/22/2000	WD	Q	V		12,900
GRANTOR: D NYBERG GROSSON						
GRANTEE: CLAUDE & NOEL BURME						

EXTRA FEATURES																
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			3.00	100	2022	2021		100	1,200	

468 SW MAGNOLIA LN, FORT WHITE  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/06/2026 MLU

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=50,10] S4 W2 S11 E2 S4 E7 S3 E14 S13 E7 S10 E33 N31 W28 N9 W12 N5 W21 \$									
FGR=[ORIG=50,29] S23 E21 N7 N13 W14 N3 W7 \$									
FOP=[ORIG=78,55] S6 E33 N6 W33 \$									
FOP=[ORIG=83,15] S9 E28 N9 W28 \$									

LAND DESCRIPTION															TOTAL OB/XF									
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	2.15	AC		1.00	1.00	1.00	23,000.00	23,000.00	49,450							