LOT 29 SANTA FE RIVER PLANTATION
458-237, 817-2320, 905-2623, QC

PELHAM NATHAN/PELHAM AUTUMN
422 SW MAGNOLIA LN
FORT WHITE, FL 32038-2124

2027

30-7S-17-10058-319

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

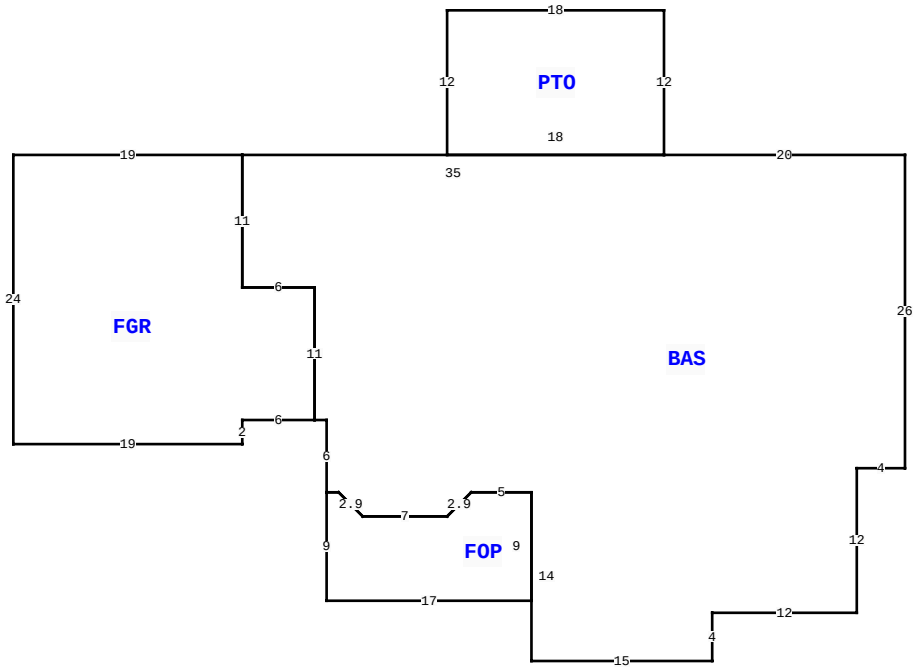
NEIGHBORHOOD/LOC 30717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100		1,772	207,132
FGR	522	55		287	33,548
FOP	135	30		40	4,676
PTO	216	5		11	1,286
TOTALS	2,645			2,110	246,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,110	125.0172	137.52	290,167	2001	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2003 Heated Area: 1772 HX Base Yr 2003



422 SW MAGNOLIA 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	751.00	UT	1.50	1.50	100	2001	2001	3	100	1,127	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	2001	2001	3	100	600	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		246,642
TOTAL MARKET OB/XF VALUE		4,627
TOTAL LAND VALUE - MARKET		48,300
TOTAL MARKET VALUE		299,569
SOH/AGL Deduction		110,504
ASSESSED VALUE		189,065
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,654
TOTAL JUST VALUE		299,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18184	SFR	319	04/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/504	4/28/2026	WD	Q	I	01	397,500
GRANTOR: ALFONZO ANDREA						
GRANTEE: PELHAM NATHAN						
1474/1761	8/05/2022	QC	U	I	11	0
GRANTOR: ALFONSO OSCAR EDUARDO						
GRANTEE: ALFONZO ANDREA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N12 W18 S12 E18$ W35 FGR= W19 S24 E19 N2 E6 N11 W6 N11$ S11 E6 S11 E1 S6 FOP= S9 E17 N9 W5 D2 L2 W7 L2 U2 W1$ E1 D2 R2 E7 R2 U2 E5 S14 E15 N4 E12 N12 E4 N26$.

LAND DESCRIPTION

TOTAL OB/XF 4,627

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	2.10	AC		1.00	1.00	1.00	23,000.00	23,000.00	48,300							

REVIEW DATE 09/10/2026 BY TP Total Acres: 2.10 Total Land Value: 48,300 Market: 0 Agricultural: 0 Common: 48,300 PRINTED 11/17/2026 BY SYS