LOT 30 SANTA FE RIVER PLANTATION

ORB 458-232, 907-870, 922-2616,

PLASENCIA NELSON M/PLASENCIA LINDA C
370 SW MAGNOLIA LN
FORT WHITE, FL 32038-2122

2027

30-7S-17-10058-330

BUILDING CHARACTERISTICS

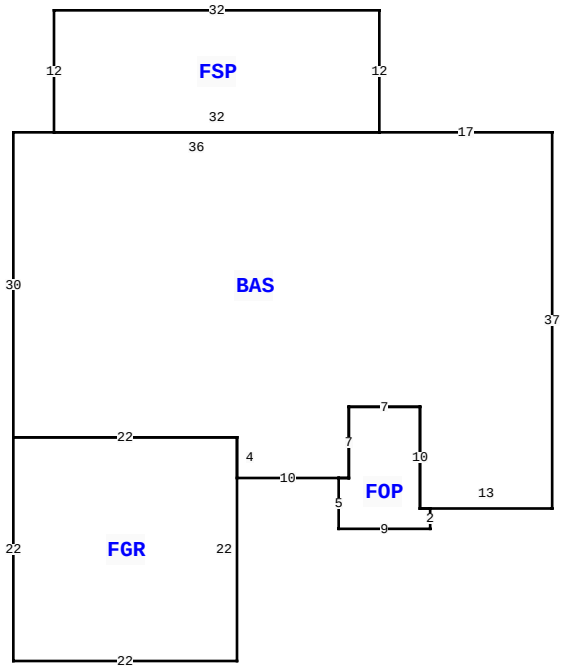
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	1,704	100		1,704	175,751
FGR	484	55		266	27,435
FOP	91	30		27	2,785
FSP	384	40		154	15,884
TOTALS	2,663			2,151	221,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	125.0172	137.52	295,806	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2012 Heated Area: 1704 HX Base Yr 2012



370 SW MAGNOLIA 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	0166	CONC,PAVMT	0	100	0	0	631.00	UT	1.50	1.50	100	2000	2000	3	100	947	
2	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2011	2011	3	68	21,420	
3	0282	POOL ENCL	0	100	27	38	1,026.00	UT	15.00	15.00	100	2011	2011	3	40	6,156	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500	
5	0296	SHED METAL	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		221,854
TOTAL MARKET OB/XF VALUE		31,523
TOTAL LAND VALUE - MARKET		47,150
TOTAL MARKET VALUE		300,527
SOH/AGL Deduction		90,233
ASSESSED VALUE		210,294
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,883
TOTAL JUST VALUE		300,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045875	Roof Replacement	12,000	11/08/2022
29648	REMODEL	115	08/24/2011
29435	POOL	175	05/27/2011
17302	SFR	275	08/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/2616	3/21/2001	WD	Q	I		112,000

GRANTOR: DENNIS & DEBORAH DOWD

GRANTEE: NELSON & LINDA DOWD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W32 S12 E32$ W36 S30 FGR= S22 E22 N22 W22$ E22 S4 E10 FOP= S5 E9 N2 W1 N10 W7 S7 W1$ E1 N7 E7 S10 E13 N37$.

LAND DESCRIPTION

TOTAL OB/XF 31,523

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	2.05	AC		1.00	1.00	1.00	23,000.00	23,000.00	47,150							

REVIEW DATE 12/21/2022 BY JS Total Acres: 2.05 Total Land Value: 47,150 Market: 0 Agricultural: 0 Common: 47,150 PRINTED 11/17/2026 BY SYS