LOTS 33, 34 & 35 SANTA FE RIVER PLANTATIONS.

RC2 INVESTMENTS LLC
P O BOX 80620
SAN MARINO, CA 91118

2027

30-7S-17-10058-364

BUILDING CHARACTERISTICS

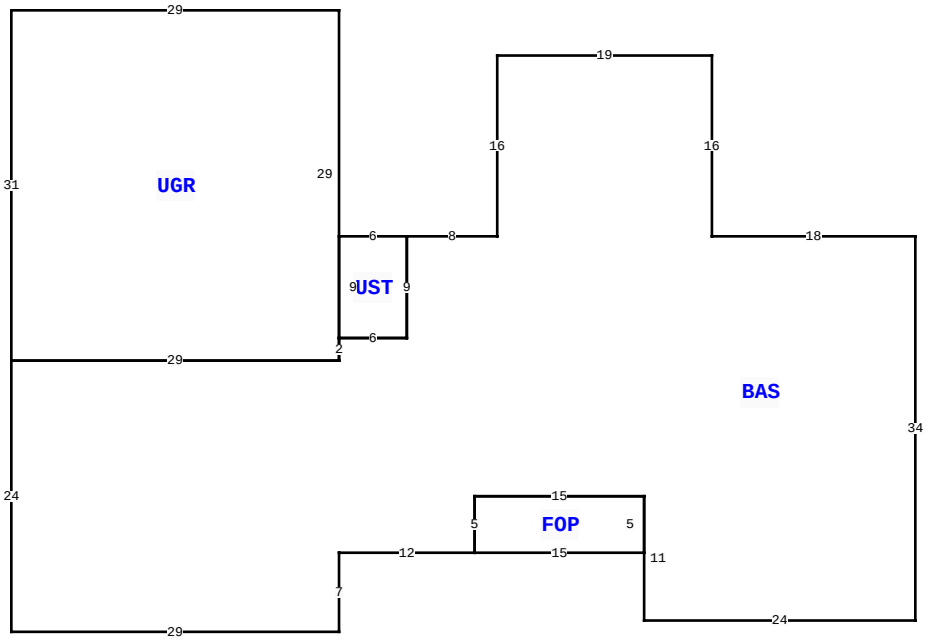
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,443	100		2,443	206,703
FOP	75	30		22	1,862
UGR	899	45		405	34,267
UST	54	45		24	2,031
TOTALS	3,471			2,894	244,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,894	118.3400	130.17	376,712	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2443 HX Base Yr



220 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	268	
2	0258	PATIO	0	0	9	10	1.00	UT	0.00	0.00	100	0	0	3	100	126	
3	0260	PAVEMENT-A	0	0	47	40	1.00	UT	0.00	0.00	100	0	0	3	100	1,128	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,200	
6	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
7	0070	CARPORT UF	0	0	18	40	720.00	UT	3.00	3.00	100	1993	1993	3	100	2,160	
8	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
9	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
10	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 10,592

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	0		00	0.00	0.00	5.65	AC		1.00	1.00	0.75	22,000.00	16,500.00	93,225							

REVIEW DATE 01/22/2018 BY DF Total Acres: 5.65 Total Land Value: 93,225 Market: 0 Agricultural: 0 Common: 93,225 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	244,863
TOTAL MARKET OB/XF VALUE	10,592
TOTAL LAND VALUE - MARKET	93,225
TOTAL MARKET VALUE	348,680
SOH/AGL Deduction	0
ASSESSED VALUE	348,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,680
TOTAL JUST VALUE	348,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,138

SALE:1:1: SALE INCL RE#'S 10058-353 & 10058-375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27310	ADDN SFR	180	09/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1518	11/30/2018	WD	U	I	11	100
GRANTOR: SL INVESTMENT PROERTY						
GRANTEE: RC2 INVESTMENTS LLC						
1298/2272	7/29/2015	QC	U	I	11	100
GRANTOR: STEVEN LAU						
GRANTEE: SL INVESTMENT PROER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N16 W19 S16 W8 UST= W6 S9 E6 N9$ S9 W6 UGR= N29 W29 S31 E29 N2$ S2 W29 S24 E29 N7 E12 FOP= E15 N5 W15 S5$ N5 E15 S11 E24 N34$.