LOT 39 SANTE FE RIVER PLANTATION
453-144, 719-373, 741-1245, WD 8

JACONO COLETTE C
844 SW WOODLAND AVE
FORT WHITE, FL 32038

**2027**

**30-7S-17-10058-510**

## BUILDING CHARACTERISTICS

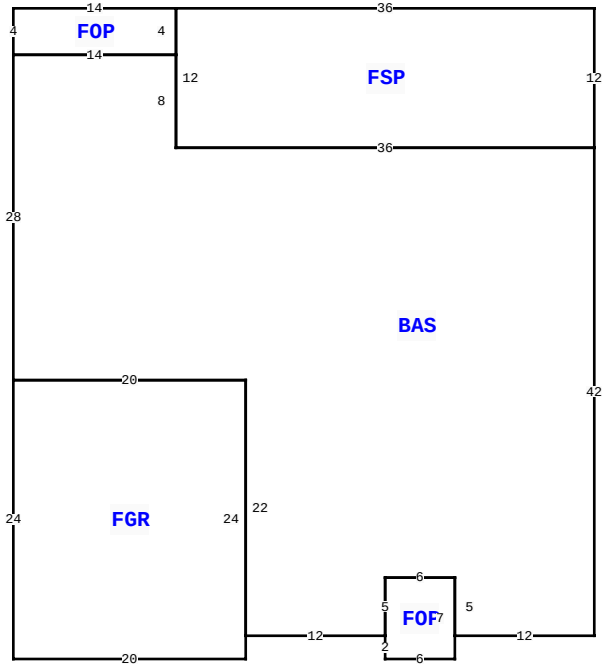
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 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 | 1,742 | 100 | | 1,742 | 153,568 |
| FGR | 480 | 55 | | 264 | 23,273 |
| FOP | 42 | 30 | | 13 | 1,146 |
| FOP | 56 | 30 | | 17 | 1,499 |
| FSP | 432 | 40 | | 173 | 15,251 |
| TOTALS | 2,752 | | | 2,209 | 194,737 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,209 | 121.4246 | 133.57 | 295,056 | 1991 | 1991 | 0 | 0 | 0 | 34.00 | 66.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 1742 HX Base Yr 1999




844 SW WOODLAND AVE, 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 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 60 | 12 | 720.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,008 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 10 | 14 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 194,737 |
| TOTAL MARKET OB/XF VALUE | 3,008 |
| TOTAL LAND VALUE - MARKET | 89,760 |
| TOTAL MARKET VALUE | 287,505 |
| SOH/AGL Deduction | 92,236 |
| ASSESSED VALUE | 195,269 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 143,858 |
| TOTAL JUST VALUE | 287,505 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 291,048 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046459 | Electrical Servic | 0 | 02/06/2023 |
| 000046201 | Storage Building | 20,000 | 01/04/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1487/1810 | 3/24/2023 | LE | U | I | 14 | 100 |
| GRANTOR: JACONO COLETTE C (ENH | | | | | | |
| GRANTEE: ALACHUA CONSERVATIO | | | | | | |
| 1475/1128 | 8/12/2022 | LE | U | I | 14 | 100 |
| GRANTOR: JACONO COLETTE C | | | | | | |
| GRANTEE: FERLAND RICHARD P ( | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP= N12 W36 S12 E36$ BAS= W36 N8 FOP= N4 W14 S4 E14$ W14 S28 FGR= S24 E20 N24 W20$E20 S22 E12 FOP= S2 E6 N7 W6 S5$ N5 E6 S5 E12 N42$.

## LAND DESCRIPTION

TOTAL OB/XF 3,008

| 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 | 5.44 | AC | | 1.00 | 1.00 | 0.75 | 22,000.00 | 16,500.00 | 89,760 | | | | | | | |

REVIEW DATE 02/15/2023 BY TW Total Acres: 5.44 Total Land Value: 89,760 Market: 0 Agricultural: 0 Common: 89,760 PRINTED 11/17/2026 BY SYS