LOT 41 SANTA FE RIVER PLANTATION

458-242, 859-2397, WD 1127-1653,

SAMPSON JOSEPH/SAMPSON BRITTANY
674 SW WOODLAND AVE
FORT WHITE, FL 32038

2027

30-7S-17-10058-551

BUILDING CHARACTERISTICS

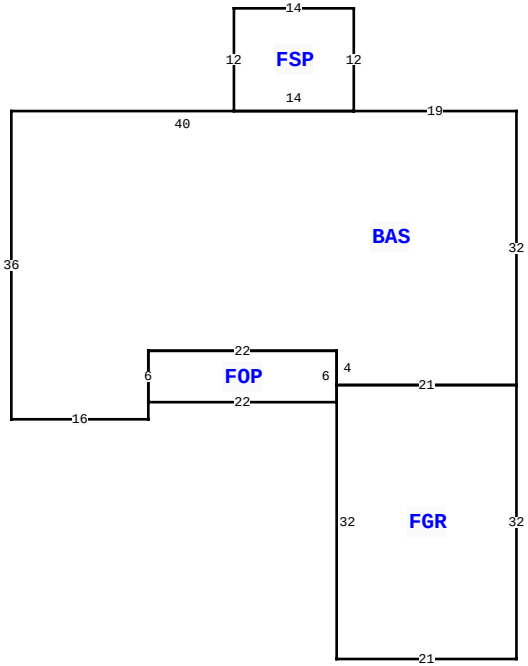
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,864	100		1,864	187,235
FGR	672	55		370	37,166
FOP	132	30		40	4,018
FSP	168	40		67	6,730
TOTALS	2,836			2,341	235,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	121.7502	133.93	313,530	1998	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2016 Heated Area: 1864 HX Base Yr 2016



674 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	0166	CONC,PAVMT	0	100	0	0	968.00	UT	3.00	3.00	100	1998	1998	3	100	2,904	
2	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2008	2008	3	58	11,693	
3	0282	POOL ENCL	0	100	24	30	720.00	UT	15.00	15.00	100	2008	2008	3	40	4,320	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		235,148
TOTAL MARKET OB/XF VALUE		25,817
TOTAL LAND VALUE - MARKET		40,940
TOTAL MARKET VALUE		301,905
SOH/AGL Deduction		88,144
ASSESSED VALUE		213,761
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,350
TOTAL JUST VALUE		301,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,171

SALE:1:1: LOT 41

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046097	Roof Replacement	2,840	12/14/2022
000045639	Roof Replacement	32,959	10/07/2022
26744	POOL ENCL	80	02/12/2008
26655	POOL	205	01/23/2008
14322	SFR	305	07/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/1394	12/23/2019	QC	U	I	11	100
GRANTOR: JOSEPH & BRITTANY SAM						
GRANTEE: JOSEPH & BRITTANY S						
1348/1261	11/16/2017	WD	U	I	11	100
GRANTOR: BRITTANY KEIP & JOSEP						
GRANTEE: JOSEPH & BRITTANY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N12 W14 S12 E14$ W40 S36 E16 N2 FOP= E22 N6 W22 S6$ N6 E22 S4 FGR= S32 E21 N32 W21$ E21 N32$.

LAND DESCRIPTION

TOTAL OB/XF 25,817

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	1.78	AC		1.00	1.00	1.00	23,000.00	23,000.00	40,940							

REVIEW DATE 12/21/2022 BY JS Total Acres: 1.78 Total Land Value: 40,940 Market: 0 Agricultural: 0 Common: 40,940 PRINTED 11/17/2026 BY SYS