LOT 43 SANTA FE RIVER PLANTATION
ORB 737-305, 948-529,

SWINDERMAN BRIAN M/SWINDERMAN JENNIFER
P O BOX 1383
ALACHUA, FL 32616

**2027**

**30-7S-17-10058-573**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 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 | 02 | WOOD FRAME 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

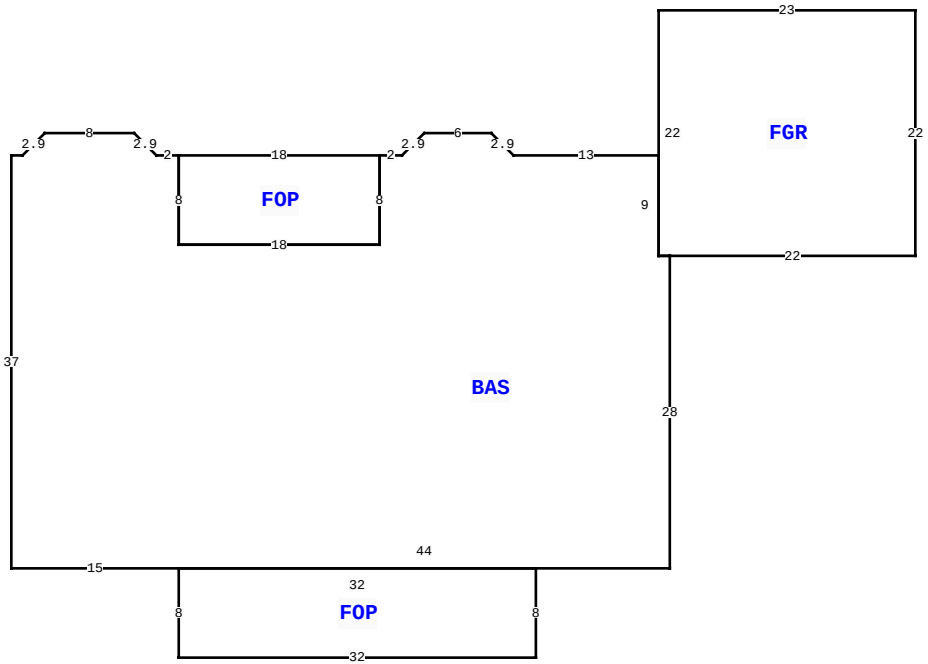
NEIGHBORHOOD/LOC 30717.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,066 | 100 | | 2,066 | 182,354 |
| FGR | 506 | 55 | | 278 | 24,537 |
| FOP | 144 | 30 | | 43 | 3,795 |
| FOP | 256 | 30 | | 77 | 6,796 |
| TOTALS | 2,972 | | | 2,464 | 217,483 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,464 | 108.8000 | 119.68 | 294,892 | 2004 | 2004 | 0 | 0 | 0 | 26.25 | 73.75 |

1 SINGLE FAM 100% - 2005 Heated Area: 2066 HX Base Yr 2005




BLD DATE | LGL DATE
XF DATE | LAND DATE 05/14/2026 MLU
INC DATE | AG DATE

586 SW WOODLAND AVE, FORT WHITE

## 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 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 3 | 0282 | POOL ENCL | 0 | 100 | 0 | 0 | 886.00 | UT | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 40 | 5,316 | |
| 4 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 40 | 2008 | 2008 | 3 | 40 | 800 | |
| 5 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 445.00 | UT | 70.00 | 70.00 | 100 | 2013 | 2013 | 3 | 74 | 23,051 | |
| 6 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 2,000 | |
| 7 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 8 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 5,100 | |
| 9 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 800 | |
| 10 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 217,483 |
| TOTAL MARKET OB/XF VALUE | 41,067 |
| TOTAL LAND VALUE - MARKET | 46,460 |
| TOTAL MARKET VALUE | 305,010 |
| SOH/AGL Deduction | 89,877 |
| ASSESSED VALUE | 215,133 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 163,722 |
| TOTAL JUST VALUE | 305,010 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 308,971 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051476 | Roof Replacement | 28,900 | 11/13/2024 |
| 27092 | POOL ENCL | 95 | 06/19/2008 |
| 26925 | POOL | 175 | 04/14/2008 |
| 20862 | SFR | 411 | 07/11/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0948/0529 | 2/14/2002 | WD | Q | V | | 24,900 |
| GRANTOR: KENNETH J & JANINE A | | | | | | |
| GRANTEE: BRIAN & JENNIFER SW | | | | | | |
| 0737/0305 | 11/28/1990 | WD | Q | V | | 9,500 |
| GRANTOR: JAY GILBERT | | | | | | |
| GRANTEE: KENNETH BROOKER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 L2 U2 W6 D2 L2 W2 FOP= W18 S8 E18 N8$ S8 W18 N8 W2 L2 U2 W8 D2 L2 W1 S37 E15 FOP= S8 E32 N8 W32$ E44 N28 FGR= E22 N22 W23 S22 E1$ W1 N9$.

## LAND DESCRIPTION

TOTAL OB/XF 41,067

| 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 | 2.02 | AC | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 46,460 | | | | | | | |

REVIEW DATE 01/29/2025 BY JS Total Acres: 2.02 Total Land Value: 46,460 Market: 0 Agricultural: 0 Common: 46,460 PRINTED 11/17/2026 BY SYS