LOT 1 SANTA FE RIVER PLANTATIONS
46.

MEWHORTER RUSSELL DEAN/MEWHORTER NANCY JO
398 SW HEFLIN AVE
FORT WHITE, FL 32038

2027

30-7S-17-10058-591

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

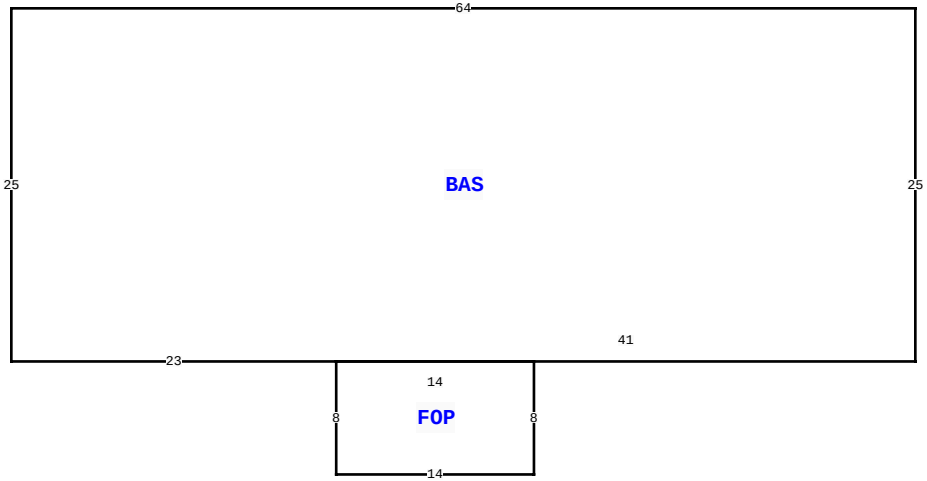
NEIGHBORHOOD/LOC 30717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	241,175
FOP	112	30		34	5,125
TOTALS	1,712			1,634	246,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,634	147.3417	162.08	264,839	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 1600 HX Base Yr 2022



398 SW HEFLIN 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	0294	SHED WOOD/	0	100	20	10	200.00	UT	11.00	11.00	100	2018	2018	3	100	2,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		246,300
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		58,650
TOTAL MARKET VALUE		307,150
SOH/AGL Deduction		5,824
ASSESSED VALUE		301,326
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		244,915
TOTAL JUST VALUE		307,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35935	SFR	630	10/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1458	12/20/2021	WD	Q	I	01	324,900
GRANTOR: TOLEDO ANGEL ROBERTO						
GRANTEE: MEWHORTER RUSSELL D						
1420/0814	9/22/2020	WD	Q	I	01	239,900
GRANTOR: BRIAN & JENNIFER LAVI						
GRANTEE: ANGEL ROBERTO & NIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S25 E23 FOP= S8 E14 N8 W14$ E41 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	2.55	AC		1.00	1.00	1.00	23,000.00	23,000.00	58,650							

REVIEW DATE 01/05/2022 BY CP Total Acres: 2.55 Total Land Value: 58,650 Market: 0 Agricultural: 0 Common: 58,650 PRINTED 11/17/2026 BY SYS