LOT 4 SANTA FE RIVER PLANTATIONS
OF LOT 46.

OLSZAK FAMILY REALTY TRUST
200 SW BAY PL
FORT WHITE, FL 32038

2027

30-7S-17-10058-594

BUILDING CHARACTERISTICS

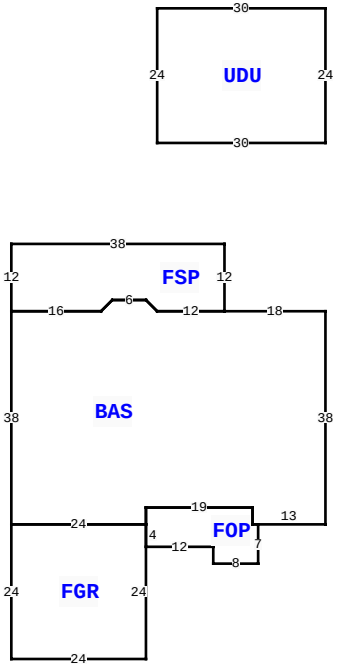
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	2,087	100		2,087	223,801
FGR	576	55		317	33,994
FOP	161	30		48	5,148
FSP	440	40		176	18,874
UDU	720	55		396	42,465
TOTALS	3,984			3,024	324,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,024	120.3576	132.39	400,347	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2087 HX Base Yr 2007



200 SW BAY PL, FORT WHITE

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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	832.00	UT	3.00	3.00	100	2006	2006	3	100	2,496	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	324,281
TOTAL MARKET OB/XF VALUE	3,696
TOTAL LAND VALUE - MARKET	51,520
TOTAL MARKET VALUE	379,497
SOH/AGL Deduction	117,590
ASSESSED VALUE	261,907
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	210,496
TOTAL JUST VALUE	379,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053835	Roof Replacement	8,400	08/13/2025
000048130	Remodel	5,700	09/14/2023
24296	SFR	633	03/24/2006
24297	STORAGE	50	03/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1355/0326	1/10/2018	QC	U	I	11	100
GRANTOR: RONALD RICHARD & MARC						
GRANTEE: RONALD RICHARD & MA						
1066/2451	11/30/2005	WD	Q	V		81,500
GRANTOR: HELMERS						
GRANTEE: OLSZAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N12 W38 S12 E16 R2 U2 E6 D2 R2 E12 $ W12 L2 U2 W6 D2 L2 W16 S38 FGR= S24 E24 N24 W24$ E24 FOP= S4 E12 S3 E8 N7 W1 N3 W19 S3$ N3 E19 S3 E13 N38$ PTR= N30 UDU= N24 W30 S24 E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,696

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	2.24	AC		1.00	1.00	1.00	23,000.00	23,000.00	51,520							

REVIEW DATE 10/06/2025 BY chuck Total Acres: 2.24 Total Land Value: 51,520 Market: 0 Agricultural: 0 Common: 51,520 PRINTED 11/16/2026 BY SYS