LOT 16 SANTA FE RIVER PLANTATION
OF LOT 46.

HYLAND RICHARD TODD/HYLAND KIMBERLY DAWN
403 SW WOODLAND AVE
FORT WHITE, FL 32038

2027

30-7S-17-10058-606

BUILDING CHARACTERISTICS

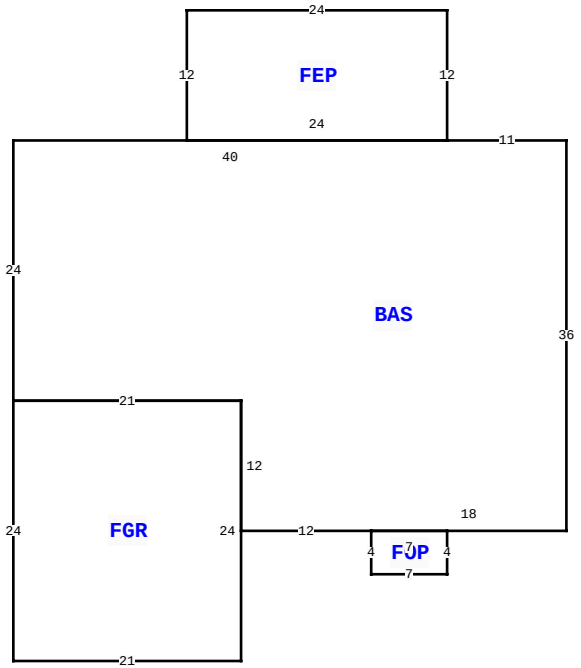
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,584	100		1,584	215,074
FEP	288	80		230	31,229
FGR	504	55		277	37,611
FOP	28	30		8	1,086
TOTALS	2,404			2,099	285,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	145.2182	159.74	335,294	1995	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2024 Heated Area: 1584 HX Base Yr 2024



403 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	822.00	UT	1.50	1.50	100	1995	1995	3	100	1,233	
2	0294	SHED WOOD/	0	100	8	14	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		285,000
TOTAL MARKET OB/XF VALUE		2,533
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		313,933
SOH/AGL Deduction		0
ASSESSED VALUE		313,933
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		262,522
TOTAL JUST VALUE		313,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049415	Roof Replacement	19,850	03/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/269	5/05/2023	WD	Q	I	01	365,000
GRANTOR: DONALSON JOHN T						
GRANTEE: HYLAND RICHARD TODD						
1369/0439	9/19/2018	WD	Q	I	01	242,500
GRANTOR: DAVID A & PENNY J SNE						
GRANTEE: JOHN T & JANE C DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FEP= N12 W24 S12 E24$ W40 S24 FGR= S24 E21 N24W21$
E21 S12 E12 FOP= S4 E7 N4 W7$ E18 N36$.

LAND DESCRIPTION

TOTAL OB/XF 2,533

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	1.20	AC		1.00	1.00	1.00	22,000.00	22,000.00	26,400							

REVIEW DATE 04/23/2024 BY JS Total Acres: 1.20 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/17/2026 BY SYS