LOTS 17 & 18 SANTA FE RIVER PLAN
REPLAT OF LOT 46.

DAVIS RUSSELL J/DAVIS CANDACE
439 SW WOODLAND AVE
FORT WHITE, FL 32038

2027

30-7S-17-10058-607

BUILDING CHARACTERISTICS

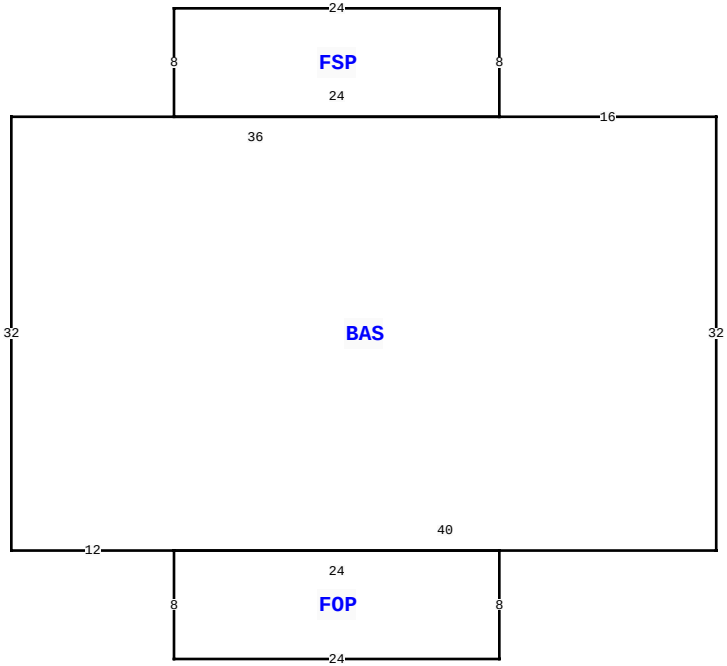
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,664	100		1,664	153,043
FOP	192	30		58	5,335
FSP	192	40		77	7,082
TOTALS	2,048			1,799	165,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,799	119.4424	131.39	236,371	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2008 Heated Area: 1664 HX Base Yr 2008



439 SW WOODLAND AVE, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	0210	GARAGE U	0	100	24	44	1,056.00	UT	16.00	16.00	100	2021	2020		100	16,896	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,460
TOTAL MARKET OB/XF VALUE		19,896
TOTAL LAND VALUE - MARKET		55,836
TOTAL MARKET VALUE		241,192
SOH/AGL Deduction		67,344
ASSESSED VALUE		173,848
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,437
TOTAL JUST VALUE		241,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37507	ADDN SFR	416	12/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/0001	10/02/2006	WD	Q	I		231,000
GRANTOR: DALLEY						
GRANTEE: RUSSELL J & CANDACE						
0857/0896	4/07/1998	WD	Q	I	03	0
GRANTOR: DESORBO						
GRANTEE: DALLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N8 W24 S8 E24$W36 S32 E12 FOP= S8 E24 N8 W24$ E40 N32$.

LAND DESCRIPTION

TOTAL OB/XF 19,896

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	1.41	AC		1.00	1.00	1.00	22,000.00	22,000.00	31,020							
2	0000	C	VAC RES	100		00	0.00	0.00	1.88	AC		1.00	1.00	0.60	22,000.00	13,200.00	24,816							

REVIEW DATE 12/28/2020 BY BC Total Acres: 3.29 Total Land Value: 55,836 Market: 0 Agricultural: 0 Common: 55,836 PRINTED 11/17/2026 BY SYS