LOT 22 SANTA FE RIVER PLANTATION
OF LOT 46.

ROSE STEPHANIE ANNE
519 SW MAGNOLIA LN
FORT WHITE, FL 32038-2127

2027

30-7S-17-10058-612

BUILDING CHARACTERISTICS

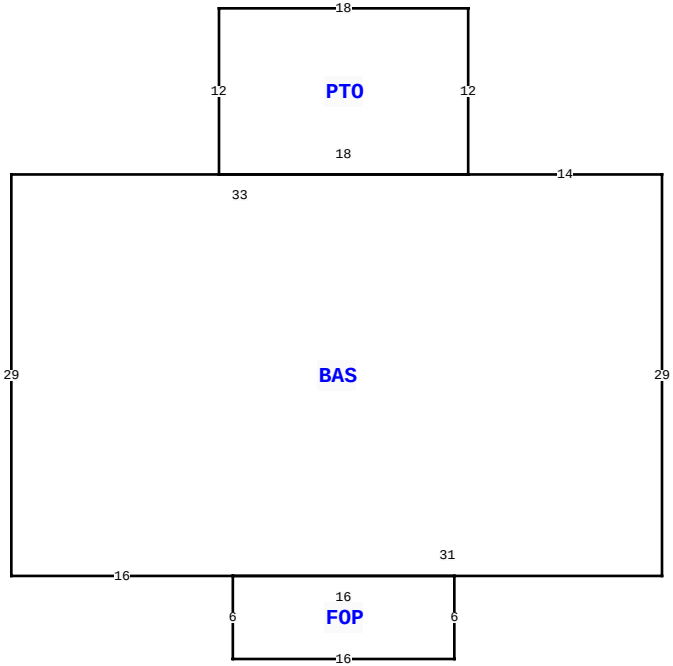
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,363	100		1,363	118,346
FOP	96	30		29	2,518
PTO	216	5		11	955
TOTALS	1,675			1,403	121,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,403	121.4400	133.58	187,413	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1363 HX Base Yr 1997



519 SW MAGNOLIA LN, 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	121,818
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	48,760
TOTAL MARKET VALUE	171,078
SOH/AGL Deduction	73,730
ASSESSED VALUE	97,348
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	45,937
TOTAL JUST VALUE	171,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055644	Roof Replacement	10,257	05/11/2026
11620	SFR	260	09/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1151/0806	5/27/2008	WD	Q	I	01	100
GRANTOR: STEPHANIE ANNE ROSE						
GRANTEE: STEPHANIE ANNE ROSE						
0826/0354	7/31/1996	WD	Q	V		12,800
GRANTOR: HOWARD O'STEEN						
GRANTEE: STEPHANIE ANNE ROSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N12 W18 S12 E18$ W33 S29 E16 FOP= S6 E16 N6 W16$ E31 N29$.

LAND DESCRIPTION

TOTAL OB/XF 500

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	2.12	AC		1.00	1.00	1.00	23,000.00	23,000.00	48,760							

REVIEW DATE 01/27/2018 BY DF Total Acres: 2.12 Total Land Value: 48,760 Market: 0 Agricultural: 0 Common: 48,760 PRINTED 11/17/2026 BY SYS