LOT 24 SANTA FE RIVER PLANTATION
OF LOT 46.

DEL VALLE ANGEL/DEL VALLE EVA
451 SW MAGNOLIA LN
FORT WHITE, FL 32038

2026

30-7S-17-10058-614

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

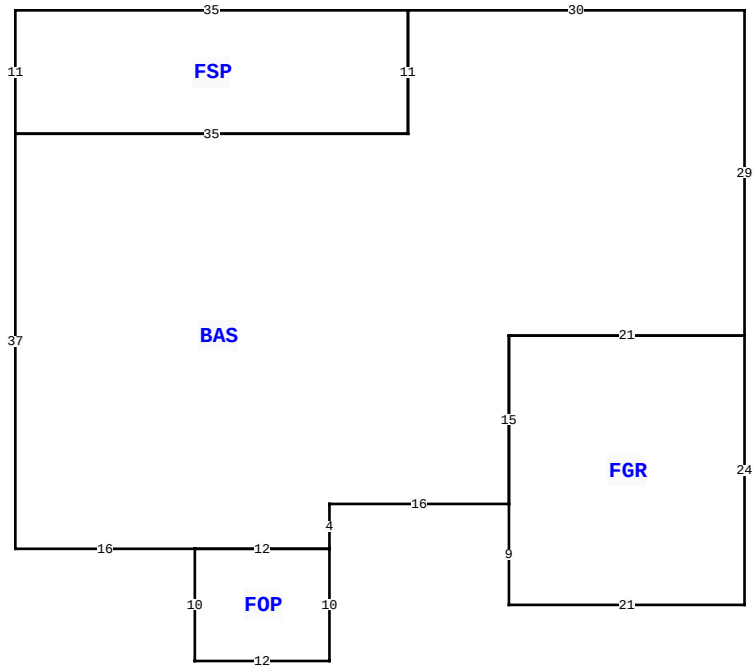
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,272	100		2,272	279,647
FGR	504	55		277	34,095
FOP	120	30		36	4,431
FSP	385	40		154	18,955
TOTALS	3,281			2,739	337,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,739	119.9616	136.76	374,586	1996	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2020 Heated Area: 2272 HX Base Yr 2020



451 SW MAGNOLIA LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		337,127
TOTAL MARKET OB/XF VALUE		26,004
TOTAL LAND VALUE - MARKET		48,760
TOTAL MARKET VALUE		411,891
SOH/AGL Deduction		134,426
ASSESSED VALUE		277,465
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,054
TOTAL JUST VALUE		411,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,655

SALE:1:1: LOT 24 SANTE FE RIVER PLANTATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17691	POOL	55	11/30/2000
11245	SFR	375	06/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/0881	8/08/2019	WD	Q	I	01	299,000
GRANTOR: INBUSINESS INC						
GRANTEE: ANGEL DEL VALLE & E						
1381/1983	3/22/2019	WD	U	I	37	150,000
GRANTOR: DANIEL THOMAS KILGO						
GRANTEE: INBUSINESS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= W35 S11 E35 N11$ S11 W35 S37 E16 FOP= S10E12 N10 W12$ E12 N4 E16 FGR= S9 E21 N24 W21 S15 $ N15 E21 N29$.

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	540.00	UT	1.50	1.50	100	1996	1996	3	100	810	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2001	2001	3	40	14,336	
4	0282	POOL ENCL	0	100	32	47	1,504.00	UT	15.00	15.00	100	2001	2001	3	40	9,024	
5	0294	SHED WOOD/	0	100	12	16	192.00	UT	3.30	3.30	100	2001	2001	3	100	634	

LAND DESCRIPTION

TOTAL OB/XF 26,004

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 01/22/2018 BY DF Total Acres: 2.12 Total Land Value: 48,760 Market: 0 Agricultural: 0 Common: 48,760 PRINTED 05/12/2026 BY SYS