LOT 25 SANTA FE RIVER PLANTATION
OF LOT 46.

WOODWARD GEORGE P/WOODWARD JANE E
401 SW MAGNOLIA LN
FORT WHITE, FL 32038

2027

30-7S-17-10058-615

BUILDING CHARACTERISTICS

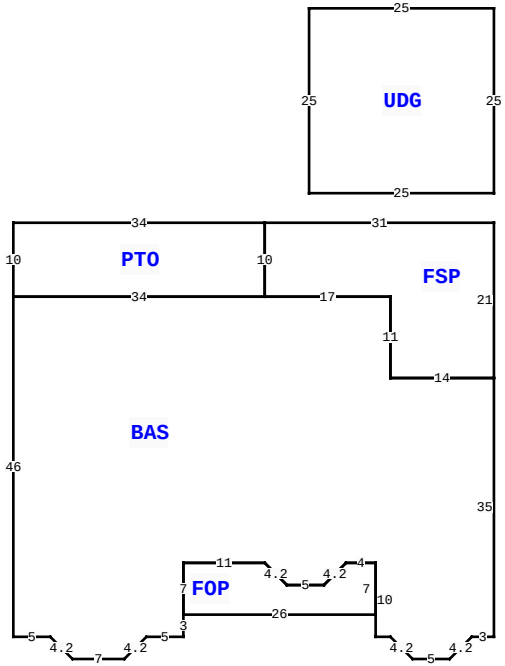
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,654	100		2,654	273,431
FOP	158	30		47	4,843
FSP	464	40		186	19,163
PTO	340	5		17	1,752
UDG	625	55		344	35,441
TOTALS	4,241			3,248	334,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,248	121.6380	133.80	434,582	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 2654 HX Base Yr 2003



401 SW MAGNOLIA LN, FORT WHITE

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		334,628
TOTAL MARKET OB/XF VALUE		8,490
TOTAL LAND VALUE - MARKET		48,760
TOTAL MARKET VALUE		391,878
SOH/AGL Deduction		115,679
ASSESSED VALUE		276,199
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		219,788
TOTAL JUST VALUE		391,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,956

SALE:2:1: LOT 25 SANTE FE RIVER PLANTATIONS

SALE:1:1: LOT 25

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18567	SFR	182	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/1257	9/12/2000	WD	Q	V		16,500
GRANTOR: O'REILLY						
GRANTEE: GEORGE & JANE WOODW						
0841/1773	7/01/1997	WD	Q	V		13,000
GRANTOR: BRADT						
GRANTEE: O'REILLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N35 FSP= N21 W31 S10 E17 S11 E14$ W14 N11 W17 PTO= N10 W34 S10 E34$ W34 S46 E5 D3 R3 E7 R3 U3 E5 N3 FOP= E26 N7 W4 L3 D3 W5 U3 L3 W11 S7$ N7 E11 R3 D3 E5 U3 R3 E4 S10 E2 D3 R3 E5 R3 U3 E3$ PTR= N60 UDG= N25 W25 S25 E25$ S60$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	995.00	UT	2.00	2.00	100	2002	2002	3	100	1,990	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 8,490

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 11/16/2026 BY SYS