LOT 26 SANTA FE RIVER PLANTATION
OF LOT 46.

TURNER JOHN/TURNER KIMBERLY
381 SW MAGNOLIA LN
FORT WHITE, FL 32038

2027

30-7S-17-10058-616

BUILDING CHARACTERISTICS

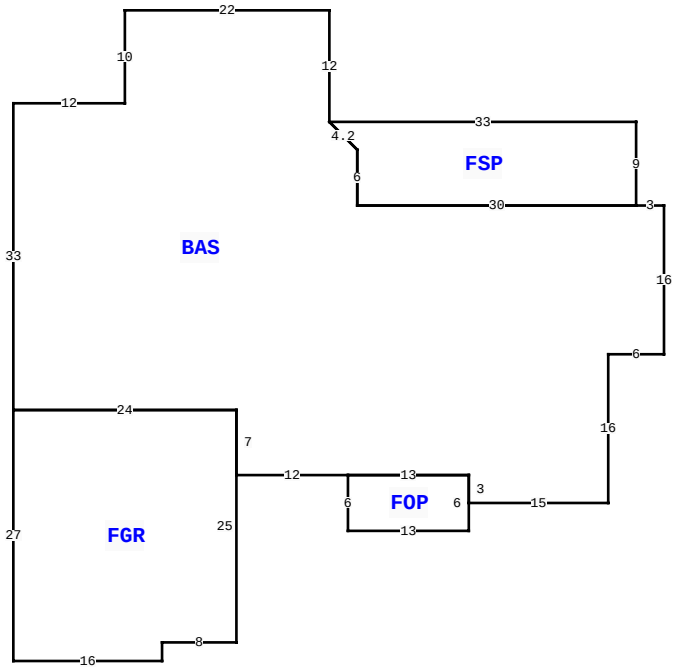
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,446	100		2,446	234,206
FGR	632	55		348	33,321
FOP	78	30		23	2,202
FSP	275	40		110	10,533
TOTALS	3,431			2,927	280,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,927	122.5983	134.86	394,735	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2007 Heated Area: 2446 HX Base Yr 2007



381 SW MAGNOLIA LN, 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	1996	1996	3	100	2,000	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1996	1996	3	100	400	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		280,262
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		48,760
TOTAL MARKET VALUE		332,422
SOH/AGL Deduction		100,273
ASSESSED VALUE		232,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,738
TOTAL JUST VALUE		332,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,513

SALE:1:1: LOT 26 REPLAT 46 SANTA FE RIVERS PLANTAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054984	Remodel	2,495	02/10/2026
10472	SFR	395	11/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1048/2846	6/10/2005	WD	Q	I		243,000
GRANTOR: DUCKWORTH						
GRANTEE: TURNER						
0908/2170	8/10/2000	WD	Q	I		154,000
GRANTOR: JEFFREY & SANDRA JENK						
GRANTEE: MICHAEL & ANDREA DU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S10 W12 S33 FGR= S27 E16 N2 E8 N25 W24$ E24 S7 E12
FOP= S6 E13 N6 W13$ E13 S3 E15 N16 E6 N16 W3 FSP= N9 W33 D3
R3 S6 E30$ W30 N6 L3 U3 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 3,400

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 06/24/2020 BY KR Total Acres: 2.12 Total Land Value: 48,760 Market: 0 Agricultural: 0 Common: 48,760 PRINTED 11/16/2026 BY SYS