LOT 29 SANTA FE RIVER PLANTATION
OF LOT 46.

JOHNSON KEVIN W/JOHNSON TONYA M
P O BOX 2968
HIGH SPRINGS, FL 32655

2027

30-7S-17-10058-619

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

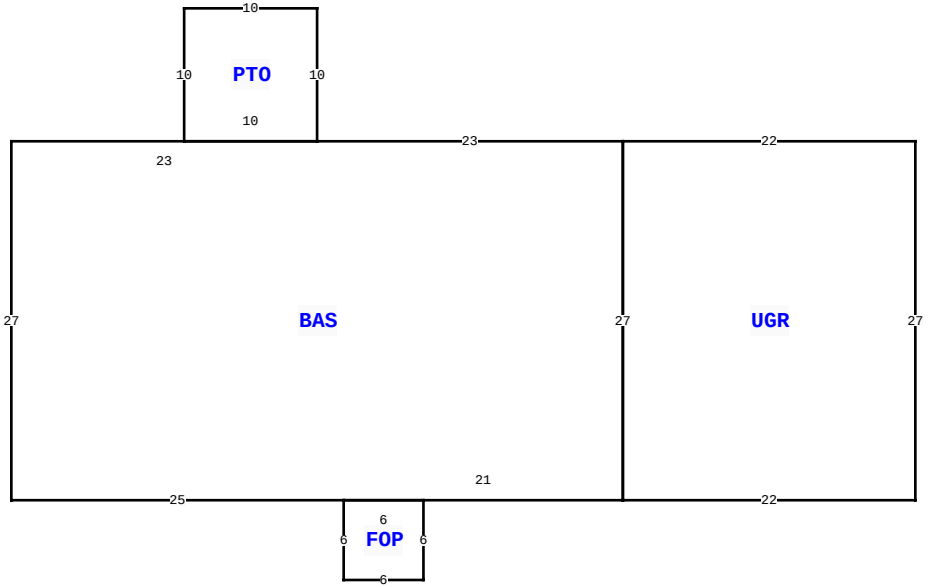
NEIGHBORHOOD/LOC 30717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100		1,242	125,291
FOP	36	30		11	1,110
PTO	100	5		5	504
UGR	594	45		267	26,935
TOTALS	1,972			1,525	153,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,525	125.6310	138.19	210,740	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 1999 Heated Area: 1242 HX Base Yr 1999



277 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	8	10	80.00	UT	5.00	5.00	100	1998	1998	3	100	400	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	153,840
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	48,760
TOTAL MARKET VALUE	203,700
SOH/AGL Deduction	97,101
ASSESSED VALUE	106,599
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	55,188
TOTAL JUST VALUE	203,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,506

SALE:2:1: SALE INCL LOTS 29 & 30 SANTA FE RIVER PL

SALE:1:1: LOT 29 SANTA FE RIVER PLANTATIONS REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055836	Storage Building	20,000	06/04/2026
38197	MAINT/ALTR	95	06/05/2019
13976	SFR	210	05/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0857/0644	4/17/1998	WD	Q	V		14,000
GRANTOR: O'RIELLY 7 FOSCHINI						
GRANTEE: JOHNSON						
0813/0255	11/01/1995	WD	U	V	35	20,500
GRANTOR: HOWARD O'STEEN						
GRANTEE: JUDY O'REILLY & TEC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 PTO= N10 W10 S10 E10$ W23 S27 E25 FOP= S6 E6 N6 W6$
E21 UGR= E22 N27 W22 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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 07/31/2019 BY RP Total Acres: 2.12 Total Land Value: 48,760 Market: 0 Agricultural: 0 Common: 48,760 PRINTED 11/16/2026 BY SYS