LOT 30 SANTA FE RIVER PLANTATION
OF LOT 46.

GARMAN HEATHER E/GARMAN CHARLES D
245 SW MAGNOLIA LN
FORT WHITE, FL 32038

2027

30-7S-17-10058-620

BUILDING CHARACTERISTICS

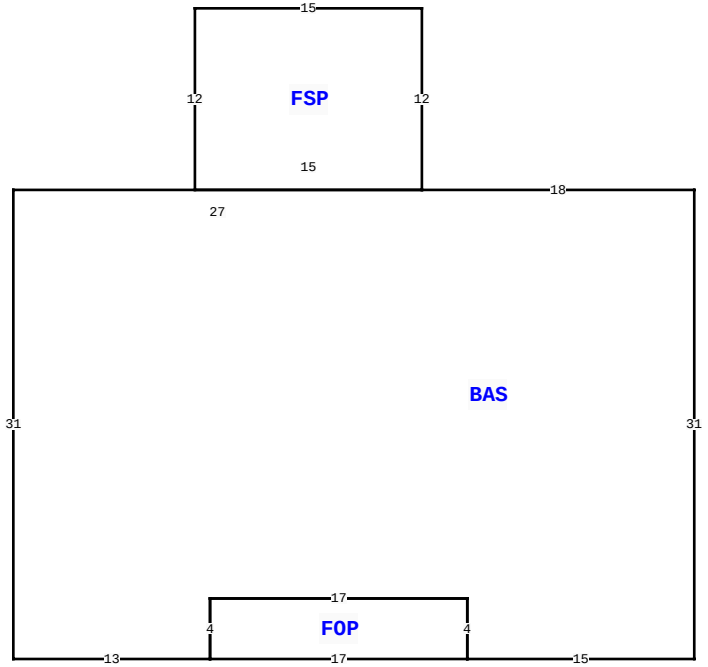
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,327	100		1,327	192,438
FOP	68	30		20	2,901
FSP	180	40		72	10,441
TOTALS	1,575			1,419	205,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	146.4778	161.13	228,643	2000	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2023 Heated Area: 1327 HX Base Yr 2023



245 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	0294	SHED WOOD/	0	100	12	24	288.00	UT	18.00	18.00	100	2020	2020	3	100	5,184	
2	0030	BARN,MT	0	100	0	0	1.00	UT	30,000.00	30,000.00	100	2026	2025		100	30,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	205,779
TOTAL MARKET OB/XF VALUE	35,184
TOTAL LAND VALUE - MARKET	48,760
TOTAL MARKET VALUE	289,723
SOH/AGL Deduction	0
ASSESSED VALUE	289,723
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	238,312
TOTAL JUST VALUE	289,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,465

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054873	Electrical Servic		01/22/2026
000052581	Storage Building	30,000	03/13/2025
000052496	Right-of-Way Acce		03/04/2025
000044203	Roof Replacement	11,200	04/18/2022
16168	SFR	225	10/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/2084	8/05/2022	WD	Q	I	01	325,000
GRANTOR: SMITH VINCENT SAMUEL						
GRANTEE: GARMAN HEATHER E						
1411/0210	4/30/2020	WD	Q	I	01	192,000
GRANTOR: DONALD E & LINDA L RU						
GRANTEE: VINCENT SAMUEL SMIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N12 W15 S12 E15 $ W27 S31 E13 FOP= E17 N4 W17 S4$ N4 E17 S4 E15 N31$.

LAND DESCRIPTION

TOTAL OB/XF 35,184

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 04/02/2026 BY TW Total Acres: 2.12 Total Land Value: 48,760 Market: 0 Agricultural: 0 Common: 48,760 PRINTED 11/16/2026 BY SYS