LOT 37 SANTA FE RIVERS PLANTATIO
45.

GODA NORMAN JW/GODA GWYNETH J
276 SW WOODLAND AVE
FORT WHITE, FL 32038

2027

30-7S-17-10058-627

BUILDING CHARACTERISTICS

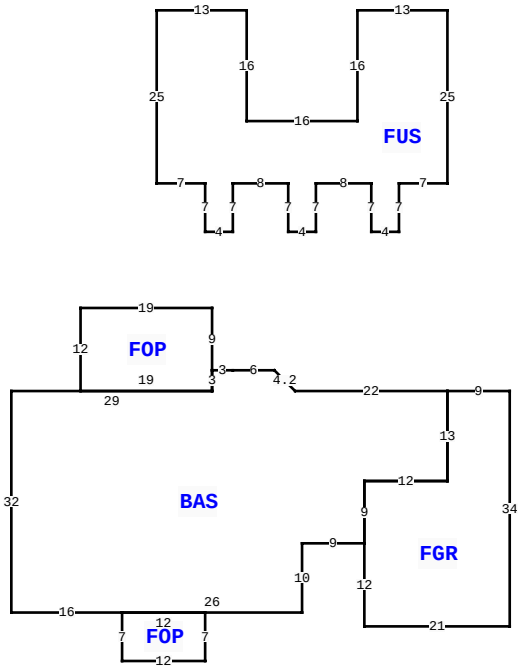
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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	1,730	100		1,730	155,127
FGR	558	55		307	27,528
FOP	84	30		25	2,242
FOP	228	30		68	6,098
FUS	878	100		878	78,729
TOTALS	3,478			3,008	269,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,008	113.2162	124.54	374,616	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2026 Heated Area: 2608 HX Base Yr 2026



276 SW WOODLAND AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	269,724
TOTAL MARKET OB/XF VALUE	6,780
TOTAL LAND VALUE - MARKET	89,100
TOTAL MARKET VALUE	365,604
SOH/AGL Deduction	50,162
ASSESSED VALUE	315,442
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	264,031
TOTAL JUST VALUE	365,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052784	Roof Replacement	22,400	04/01/2025
11253	SFR	435	06/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1864	6/12/2025	WD	U	I	41	495,000
GRANTOR: MILLS JONATHAN LLC						
GRANTEE: GODA NORMAN JW						
1531/2200	1/22/2025	WD	Q	I	03	228,000
GRANTOR: MANSFIELD THOMAS DYER						
GRANTEE: MILLS JONATHAN LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 U3L3 W6 W3 S3 W29 S32 E16 E26 N10 E9 N9 E12 N13 $
FUS=[ORIG=0,-30] N25 W13 S16 W16 N16 W13 S25 E7 S7 E4 N7 E8 S7 E4 N7 E8 S7 E4 N7 E7 $
FGR=[ORIG=-12,22] S12 E21 N34 W9 S13 W12 S9 $
FOP=[ORIG=-34,-3] N9 W19 S12 E19 N3 $
FOP=[ORIG=-47,32] S7 E12 N7 W12 $
.

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	6	10	60.00	UT	7.50	7.50	100	1997	1997	3	100	450	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1997	1997	3	100	600	
3	0040	BARN,POLE	0	100	12	16	192.00	UT	2.50	2.50	100	1997	1997	3	100	480	
4	0040	BARN,POLE	0	100	20	30	600.00	UT	2.50	2.50	100	1997	1997	3	100	1,500	
5	0252	LEAN-TO W/	0	100	10	30	300.00	UT	2.00	2.00	100	1993	1993	3	100	600	
6	0252	LEAN-TO W/	0	100	10	20	200.00	UT	2.00	2.00	100	1993	1993	3	100	400	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
8	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,780

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	5.40	AC		1.00	1.00	0.75	22,000.00	16,500.00	89,100							

REVIEW DATE 05/05/2025 BY chuck Total Acres: 5.40 Total Land Value: 89,100 Market: 0 Agricultural: 0 Common: 89,100 PRINTED 11/17/2026 BY SYS