LOT 39 SANTA FE RIVERS PLANTATIO
45.

LINDAHL JOAN S
444 SW WOODLAND AVE
FORT WHITE, FL 32038

2027

30-7S-17-10058-629

BUILDING CHARACTERISTICS

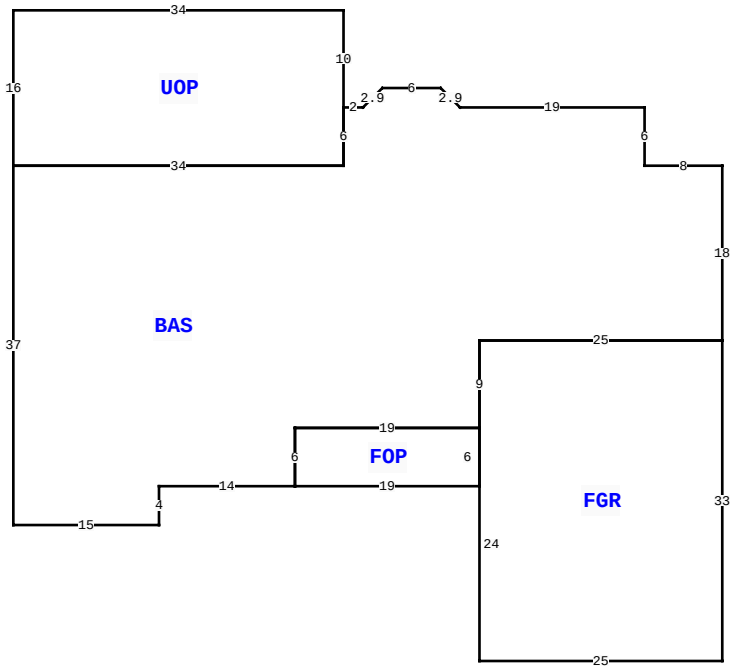
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	2,182	100		2,182	226,968
FGR	825	55		454	47,224
FOP	114	30		34	3,537
UOP	544	20		109	11,338
TOTALS	3,665			2,779	289,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,779	131.3400	144.47	401,482	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 2182 HX Base Yr 1998



444 SW WOODLAND AVE, 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		289,067
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		93,555
TOTAL MARKET VALUE		385,622
SOH/AGL Deduction		140,772
ASSESSED VALUE		244,850
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		138,439
TOTAL JUST VALUE		385,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053832	Roof Replacement	24,963	08/13/2025
12393	SFR	345	04/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/697	8/27/2025	LE	U	I	14	100
GRANTOR: LINDAHL JOAN S (ENH L						
GRANTEE: BOND LISA K (RMDR)						
0833/0964	1/07/1997	WD	Q	V		24,700
GRANTOR: HOWARD O'STEEN						
GRANTEE: JAMES & JOAN LINDAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N6 W19 U2 L2 W6 L2 D2 W2 UOP= N10 W34 S16 E34 N6$ S6 W34 S37 E15 N4 E14 FOP= E19 N6 W19 S6$ N6 E19 FGR= S24 E25 N33 W25 S9$ N9 E25 N18$.

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	0166	CONC,PAVMT	0	100	20	20	400.00	UT	2.00	2.00	100	1997	1997	3	100	800	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	6.75	AC		1.00	1.00	0.63	22,000.00	13,860.00	93,555							

REVIEW DATE 09/24/2025 BY chuck Total Acres: 6.75 Total Land Value: 93,555 Market: 0 Agricultural: 0 Common: 93,555 PRINTED 11/17/2026 BY SYS