LOT 43 SANTA FE RIVER PLANTATION
38, 45 & 46.

COPPOCK FAMILY PROTECTION TRUST
286 SW THORNE LN
FORT WHITE, FL 32038

2027

30-7S-17-10058-633

BUILDING CHARACTERISTICS

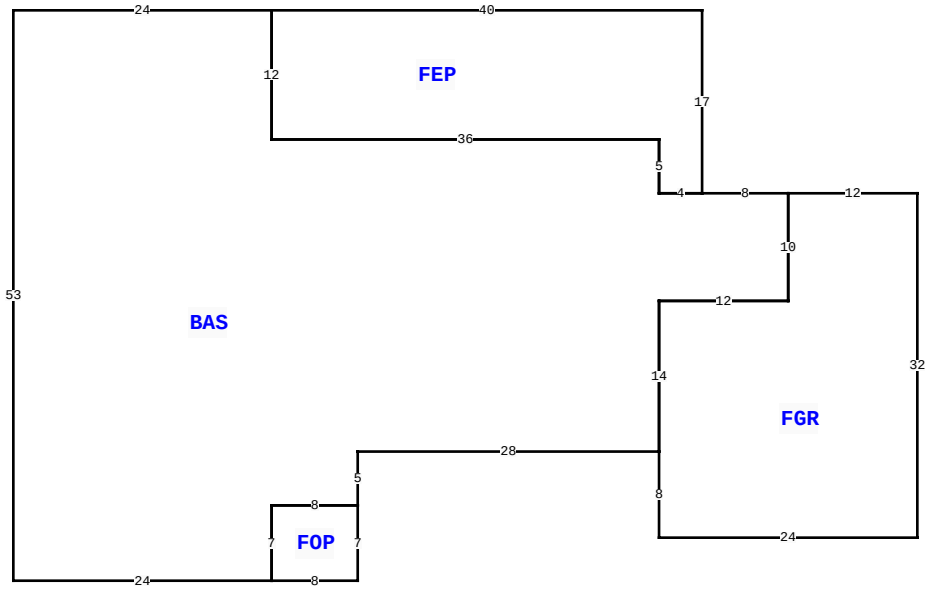
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	06	06
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	2,476	100		2,476	217,269
FEP	500	80		400	35,100
FGR	648	55		356	31,239
FOP	56	30		17	1,492
TOTALS	3,680			3,249	285,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,249	122.7292	135.00	438,615	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2476 HX Base Yr 2019



286 SW THORNE 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	560	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	620	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	9,500	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	200	
8	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2021	2020		91	28,665	
9	0282	POOL ENCL	0	100	28	41	1,148.00	UT	15.00	15.00	100	2021	2020		70	12,054	
10	0282	POOL ENCL	0	100	28	41	1,148.00	UT	15.00	15.00	100	2022	2021		75	12,915	

LAND DESCRIPTION

TOTAL OB/XF 69,614

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	1.32	AC		1.00	1.00	1.00	22,000.00	22,000.00	29,040							

REVIEW DATE 11/22/2021 BY HC Total Acres: 1.32 Total Land Value: 29,040 Market: 0 Agricultural: 0 Common: 29,040 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		285,100
TOTAL MARKET OB/XF VALUE		69,614
TOTAL LAND VALUE - MARKET		29,040
TOTAL MARKET VALUE		383,754
SOH/AGL Deduction		86,661
ASSESSED VALUE		297,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		245,682
TOTAL JUST VALUE		383,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40844	POOL ENCL	0	11/04/2020
40489	POOL	0	09/03/2020
37950	STORAGE	173	04/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1895	6/02/2026	QC	U	I	11	100
GRANTOR: COPPOCK ALLEN						
GRANTEE: COPPOCK FAMILY PROT						
1352/2686	1/31/2018	WD	Q	I	01	225,000
GRANTOR: KAY D PROULX						
GRANTEE: ALLEN & CHRISTINE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S53 E24 FOP= E8 N7W8 S7$ N7 E8 N5 E28 FGR= S8 E24 N32 W12 S10 W12 S14$ N14 E12 N10 W8 FEP= N17 W40 S12 E36 S5 E4$ W4 N5 W36 N12$.