LOT 44 SANTA FE RIVER PLANTATION
OF LOT 38.

BOROMBOZIN MICHAEL/BOROMBOZIN JACQUELINE
358 SW THORNE LN
FORT WHITE, FL 32038

2027

30-7S-17-10058-634

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	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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

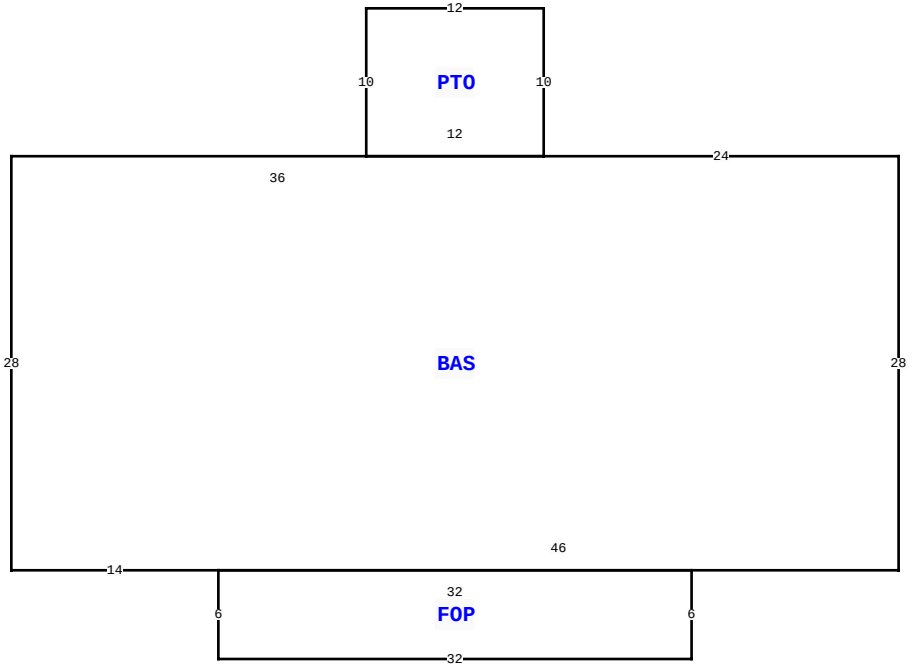
NEIGHBORHOOD/LOC 30717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	192,526
FOP	192	30		58	6,647
PTO	120	5		6	688
TOTALS	1,992			1,744	199,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	135.3000	148.83	259,560	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2022 Heated Area: 1680 HX Base Yr 2022



328 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	0296	SHED METAL	0	100	10	13	130.00	UT	12.00	12.00	100	2002	2002	3	100	1,560	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,861
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		38,410
TOTAL MARKET VALUE		241,631
SOH/AGL Deduction		3,812
ASSESSED VALUE		237,819
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,408
TOTAL JUST VALUE		241,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047326	Roof Replacement	11,000	05/26/2023
18631	SFR	322	08/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/1623	4/20/2020	WD	Q	I	01	233,000
GRANTOR: JODIE KAYE COTRELL						
GRANTEE: MICHAEL & JACQUELIN						
1158/2053	8/20/2008	QC	Q	I	01	100
GRANTOR: MARK W COTRELL						
GRANTEE: JODIE K COTRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N10 W12 S10 E12$ W36 S28 E14 FOP= S6 E32 N6 W32$ E46 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,360

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	1.67	AC		1.00	1.00	1.00	23,000.00	23,000.00	38,410							

REVIEW DATE 06/20/2023 BY jerry Total Acres: 1.67 Total Land Value: 38,410 Market: 0 Agricultural: 0 Common: 38,410 PRINTED 11/17/2026 BY SYS