LOT 46 SANTE FE RIVER PLANTATION
OF LOT 38.

COATS ROBERT SEAN/COATS MARIE BARBARA
400 SW THORNE LN
FORT WHITE, FL 32038

2027

30-7S-17-10058-636

BUILDING CHARACTERISTICS

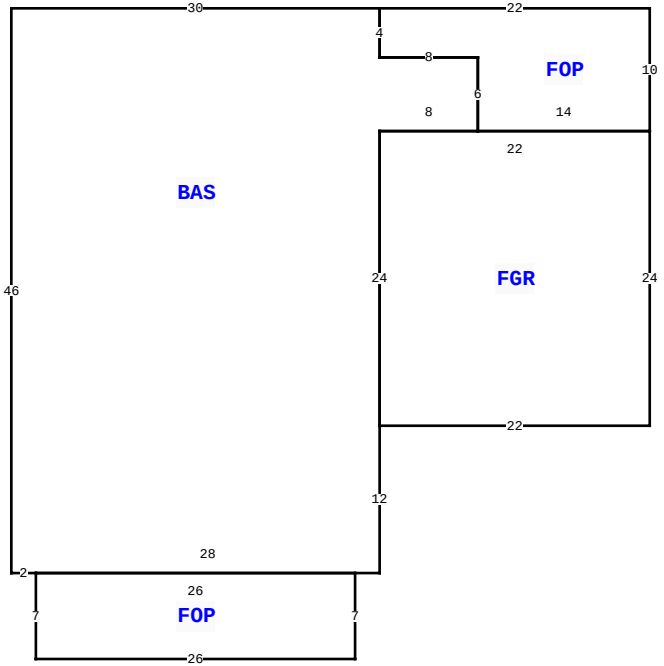
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,428	100		1,428	159,275
FGR	528	55		290	32,346
FOP	172	30		52	5,800
FOP	182	30		55	6,135
TOTALS	2,310			1,825	203,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,825	125.1800	137.70	251,302	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1428 HX Base Yr 2022



400 SW THORNE LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	477.00	UT	2.50	2.50	100	2006	2006	3	100	1,193	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		203,555
TOTAL MARKET OB/XF VALUE		1,193
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		239,248
SOH/AGL Deduction		84,955
ASSESSED VALUE		154,293
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,882
TOTAL JUST VALUE		239,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043150	Roof Replacement	13,967	11/12/2021
24065	SFR	457	01/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1451/754	10/25/2021	WD	Q	I	01	225,000
GRANTOR: HOLLINGSWORTH MATTHEW						
GRANTEE: COATS ROBERT SEAN						
1295/2735	5/21/2015	WD	U	I	18	129,000
GRANTOR: HSBC BANK USA, NATION						
GRANTEE: MATTHEW L & ROBIN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S46 E2 FOP= S7 E26 N7 W26$ E28 N12 FGR= E22 N24 W22 S24$ N24 E8 FOP= E14 N10 W22 S4 E8 S6$ N6 W8 N4$.

LAND DESCRIPTION

TOTAL OB/XF 1,193

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	1.50	AC		1.00	1.00	1.00	23,000.00	23,000.00	34,500							

REVIEW DATE 12/06/2021 BY CP Total Acres: 1.50 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 11/16/2026 BY SYS