LOT 51 SANTA FE RIVER PLANTATION
38.

CHITTUM RYAN CHRIS/GODDEN MATTHEW
4464 SW COUNTY ROAD138
FORT WHITE, FL 32038

2027

30-7S-17-10058-641

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

598 SW THORNE LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,930
TOTAL MARKET VALUE	20,930
SOH/AGL Deduction	0
ASSESSED VALUE	20,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,930
TOTAL JUST VALUE	20,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055442	New Residential C	288,314	04/09/2026
000055187	Right-of-Way Acce		03/09/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/43	12/12/2025	WD	U	V	11	100
GRANTOR: CITTUM RYAN						
GRANTEE: CITTUM RYAN						
1435/258	4/15/2021	WD	U	V	11	100
GRANTOR: CHITTUM LUCILLE AS IN						
GRANTEE: CHITTUM RYAN CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	2.60	AC		1.00	1.00	0.35	23,000.00	8,050.00	20,930							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 2.60 Total Land Value: 20,930 Market: 0 Agricultural: 0 Common: 20,930 PRINTED 11/17/2026 BY SYS