LOT 51 SANTA FE RIVER PLANTATION
38.

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

**2026**

**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 | 04/07/2025 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: | | | | | | |
| 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 04/07/2025 BY MLU Total Acres: 2.60 Total Land Value: 20,930 Market: 0 Agricultural: 0 Common: 20,930 PRINTED 05/12/2026 BY SYS