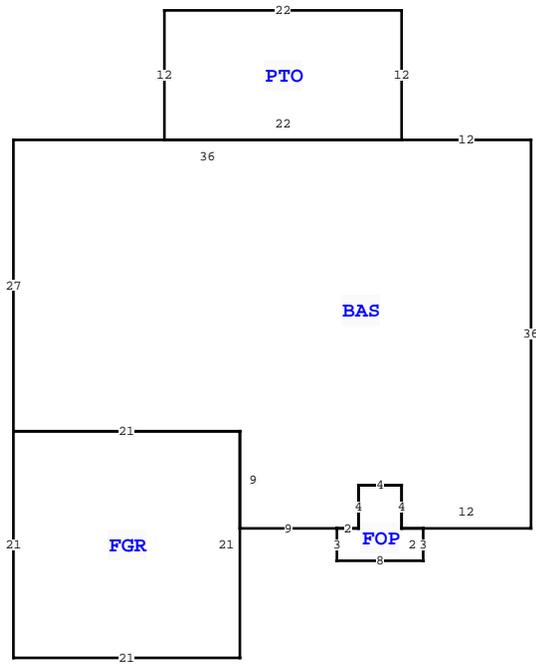




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	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
BAS	1,523	100	
FGR	441	55	
FOP	40	30	
PTO	264	5	
TOTALS	2,268		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		246,065	1997	1997	0	0	28.00	72.00
Heated Area: 1523 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		177,167	
TOTAL MARKET OB/XF VALUE		2,670	
TOTAL LAND VALUE - MARKET		34,500	
TOTAL MARKET VALUE		214,337	
SOH/AGL Deduction		0	
ASSESSED VALUE		214,337	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		162,926	
TOTAL JUST VALUE		214,337	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046260	Roof Replacement	13,791	01/12/2023
11667	SFR	250	09/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1102	9/12/2025	TR	U	I	37	186,000
GRANTOR: GRIFFIN CHARLES & ANN						
GRANTEE: O'STEEN LEXI HANNAH						
1349/2014	12/01/2017	WD	U	I	11	100
GRANTOR: CHARLES & ANNETTE GRI						
GRANTEE: CHARLES & ANNETTE G						

EXTRA FEATURES		730 SW THORNE LN, FORT WHITE	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.50
2	0296	SHED METAL	0.00

L	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	713.00	UT	1.50	1.50	100	1997	1997	3	100	1,070	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

BUILDING NOTES	
BLD DATE	
LGL DATE	
XF DATE	
LAND DATE	
INC DATE	
AG DATE	
05/06/2026 MLU	

BUILDING DIMENSIONS	
BAS= W12 PTO= N12 W22 S12 E22\$ W36 S27 FGR= S21 E21 N21W21\$ E21 S9 E9 FOP= S3 E8 N3 W2 N4 W4 S4 W2\$ E2 N4 E4 S4 E12 N36\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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							