LOT 54 SANTA FE RIVER PLANTATION
38.

O'STEEN LEXI HANNAH/O'STEEN TRISTAN SLADE
730 THORNE LN
FORT WHITE, FL 32038

2027

30-7S-17-10058-644

BUILDING CHARACTERISTICS

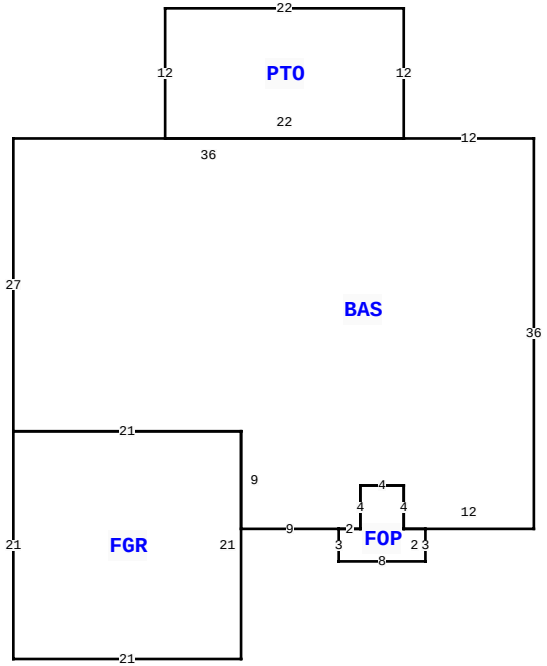
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,523	100		1,523	145,371
FGR	441	55		243	23,195
FOP	40	30		12	1,146
PTO	264	5		13	1,241
TOTALS	2,268			1,791	170,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,791	120.5204	132.57	237,433	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2026 Heated Area: 1523 HX Base Yr 2026



730 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	713.00	UT	1.50	1.50	100	1997	1997	3	100	1,070	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,952
TOTAL MARKET OB/XF VALUE		2,670
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		208,122
SOH/AGL Deduction		0
ASSESSED VALUE		208,122
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,711
TOTAL JUST VALUE		208,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,229

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						

BUILDING NOTES

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 2,670

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 01/05/2026 BY TP Total Acres: 1.50 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 11/17/2026 BY SYS