LOT 58 SANTA FE RIVER PLANTATION
OF LOT 38.

GODFREY WADE/CLAYTON TANYA
769 SW WOODLAND AVE
FORT WHITE, FL 32038

2027

30-7S-17-10058-648

BUILDING CHARACTERISTICS

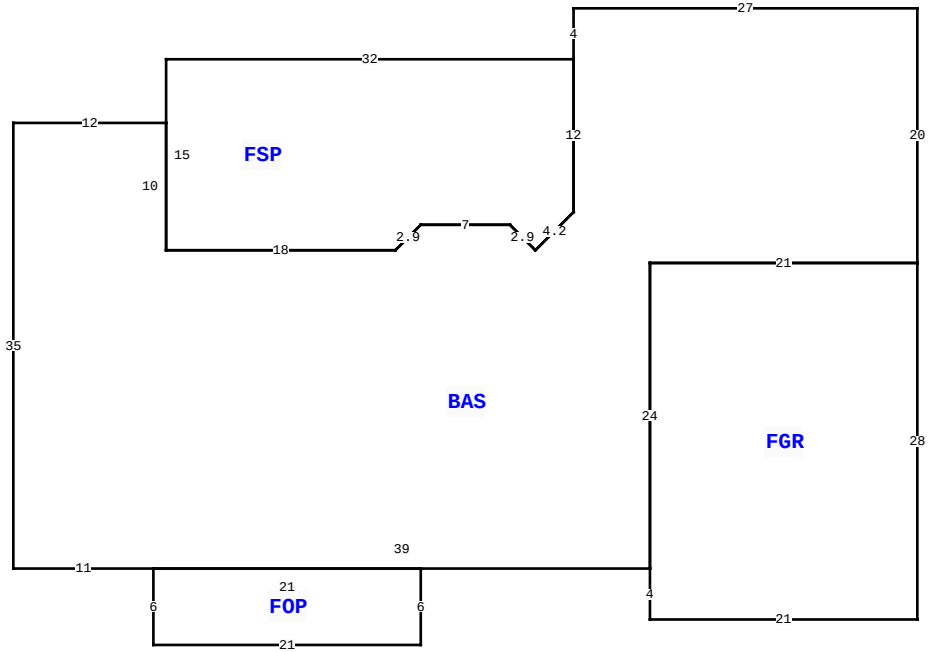
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,927	100		1,927	172,592
FGR	588	55		323	28,930
FOP	126	30		38	3,404
FSP	458	40		183	16,391
TOTALS	3,099			2,471	221,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,471	108.5654	119.42	295,087	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 1927 HX Base Yr 2024



769 SW WOODLAND AVE, FORT WHITE

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
4	0070	CARPORT UF	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		221,315
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		23,760
TOTAL MARKET VALUE		249,675
SOH/AGL Deduction		0
ASSESSED VALUE		249,675
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,264
TOTAL JUST VALUE		249,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046549	Roof Replacement	18,000	02/17/2023
22584	SFR	560	12/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2347	2/13/2023	WD	Q	I	01	335,000
GRANTOR: PALMER SARAH J KNA SA						
GRANTEE: GODFREY WADE						
1484/1767	2/13/2023	WD	U	I	11	0
GRANTOR: PALMER SARAH J NKA SA						
GRANTEE: GODFREY WADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S4 FSP= W32 S15 E18 R2 U2 E7 D2 R2 R3 U3 N12$ S12 D3 L3 L2 U2 W7 D2 L2 W18 N10 W12 S35 E11 FOP= S6 E21 N6 W21$ E39 FGR= S4 E21 N28 W21 S24$ N24 E21 N20$.

LAND DESCRIPTION

TOTAL OB/XF 4,600

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	1.08	AC		1.00	1.00	1.00	22,000.00	22,000.00	23,760							

REVIEW DATE 03/08/2023 BY JS Total Acres: 1.08 Total Land Value: 23,760 Market: 0 Agricultural: 0 Common: 23,760 PRINTED 11/17/2026 BY SYS