LOT 71 SANTA FE RIVER PLANTATION
OF LOT 38, 45, & 46.

HOLLINGSWORTH MASON ANDREW/HOLLINGSWORTH ALYSSA BE
787 SW MAPLETON ST
FORT WHITE, FL 32038

**2027**

**30-7S-17-10058-661**

## BUILDING CHARACTERISTICS

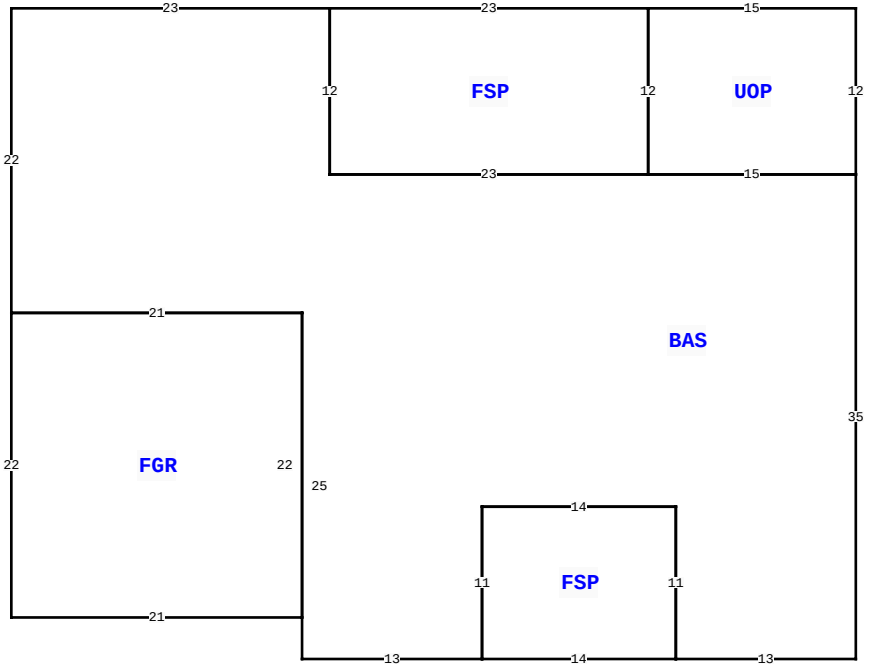
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 1,732 | 100 | | 1,732 | 146,529 |
| FGR | 462 | 55 | | 254 | 21,489 |
| FSP | 154 | 40 | | 62 | 5,245 |
| FSP | 276 | 40 | | 110 | 9,306 |
| UOP | 180 | 20 | | 36 | 3,046 |
| TOTALS | 2,804 | | | 2,194 | 185,615 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,194 | 116.0896 | 127.70 | 280,174 | 1998 | 1998 | 0 | 0 | 0 | 33.75 | 66.25 |

1 SINGLE FAM 100% - 2017 Heated Area: 1732 HX Base Yr 2017




787 SW MAPLETON ST, FORT WHITE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 06/29/1998 | CM | LGL DATE | | |
| XF DATE | 06/29/1998 | CM | 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 | 360.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 540 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 185,615 |
| TOTAL MARKET OB/XF VALUE | | 3,340 |
| TOTAL LAND VALUE - MARKET | | 25,300 |
| TOTAL MARKET VALUE | | 214,255 |
| SOH/AGL Deduction | | 58,793 |
| ASSESSED VALUE | | 155,462 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 104,051 |
| TOTAL JUST VALUE | | 214,255 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 217,627 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13729 | SFR | 280 | 03/05/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1328/0772 | 12/28/2016 | WD | Q | I | 01 | 153,800 |
| GRANTOR: RUTH BOW | | | | | | |
| GRANTEE: MASON ANDREW & ALYS | | | | | | |
| 0822/1877 | 5/15/1996 | WD | Q | V | | 7,500 |
| GRANTOR: PACHLER | | | | | | |
| GRANTEE: RUTH BOW | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 S22 FGR= S22 E21 N22 W21$ E21 S25 E13 FSP= E14 N11 W14 S11$ N11 E14 S11 E13 N35 UOP= N12 W15 S12 E15$ W15 FSP= N12 W23 S12 E23$ W23 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 3,340

| 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 | 1.15 | AC | | 1.00 | 1.00 | 1.00 | 22,000.00 | 22,000.00 | 25,300 | | | | | | | |

REVIEW DATE 01/17/2018 BY DF Total Acres: 1.15 Total Land Value: 25,300 Market: 0 Agricultural: 0 Common: 25,300 PRINTED 11/17/2026 BY SYS