LOTS 78 & 79 SANTA FE RIVER PLAN
OF LOT 38.

HEMPHILL FAMILY TRUST DATED JULY 29, 2022
531 SW MAPLETON ST
FORT WHITE, FL 32038

2027

30-7S-17-10058-668

BUILDING CHARACTERISTICS

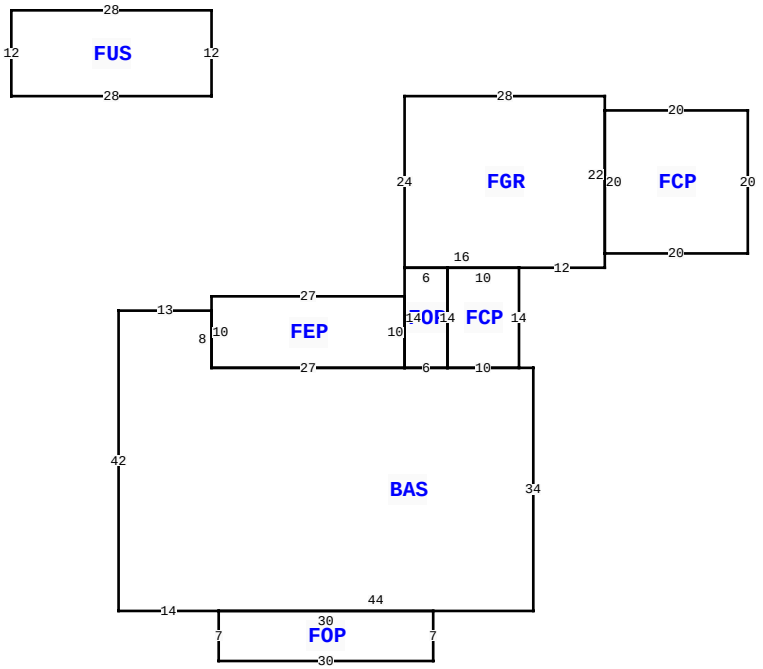
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,076	100		2,076	220,366
FCP	140	25		35	3,715
FCP	400	25		100	10,615
FEP	270	80		216	22,928
FGR	672	55		370	39,275
FOP	84	30		25	2,654
FOP	210	30		63	6,687
FUS	336	100		336	35,666
TOTALS	4,188			3,221	341,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,221	126.9730	139.67	449,877	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2020 Heated Area: 2412 HX Base Yr 2020



531 SW MAPLETON ST, 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	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	680.00	UT	1.50	1.50	100	2001	2001	3	100	1,020	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	2001	2001	3	100	600	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
7	0030	BARN,MT	0	100	30	30	900.00	UT	18.00	18.00	100	2026	2025		100	16,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		341,907
TOTAL MARKET OB/XF VALUE		26,420
TOTAL LAND VALUE - MARKET		57,086
TOTAL MARKET VALUE		425,413
SOH/AGL Deduction		111,243
ASSESSED VALUE		314,170
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		262,759
TOTAL JUST VALUE		425,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051984	Storage Building	21,265	01/04/2025
000051803	Right-of-Way Acce		12/12/2024
000050704	Electrical Servic	0	08/29/2024
18268	SFR	400	05/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2199	7/29/2022	WD	U	I	11	100
GRANTOR: HEMPHILL STAN A						
GRANTEE: HEMPHILL FAMILY TRU						
1389/0180	7/16/2019	WD	Q	I	01	292,000
GRANTOR: SAMUEL T VIVIANO INDI						
GRANTEE: STAN A & JANE HEMPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S42 E14 FOP= S7 E30 N7 W30$ E44 N34 W2 FCP= N14 FGR= E12 N2 FCP= E20 N20 W20 S20$ N22 W28 S24 E16$ W10 S14 E10$ W10 FOP= N14 W6 S14 E6$ W6 FEP= N10W27 S10 E27$ W27 N8 $ PTR= N30 FUS= N12 W28 S12 E28$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 26,420

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	1.46	AC		1.00	1.00	0.85	23,000.00	19,550.00	28,543							
2	0000	C	VAC RES	100			0.00	0.00	1.46	AC		1.00	1.00	0.85	23,000.00	19,550.00	28,543							

REVIEW DATE 04/14/2025 BY randall Total Acres: 2.92 Total Land Value: 57,086 Market: 0 Agricultural: 0 Common: 57,086 PRINTED 11/17/2026 BY SYS