LOT 80 SANTA FE RIVER PLANTATION
OF LOT 38.

REILAND THOMAS R/REILAND NANCY
469 SW MAPLETON ST
FORT WHITE, FL 32038-2133

2027

30-7S-17-10058-670

BUILDING CHARACTERISTICS

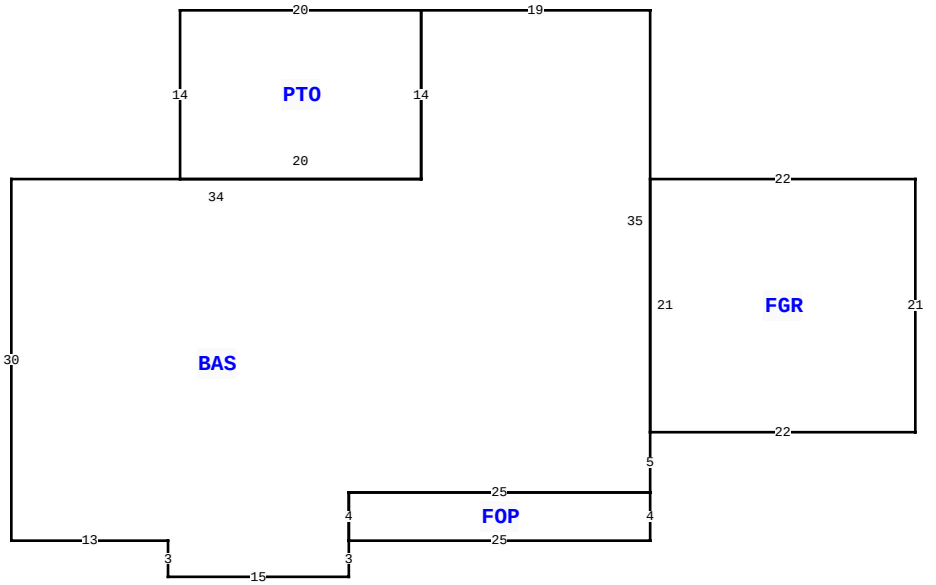
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,801	100		1,801	190,442
FGR	462	55		254	26,858
FOP	100	30		30	3,173
PTO	280	5		14	1,481
TOTALS	2,643			2,099	221,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	128.1753	140.99	295,938	1995	2000	0	0	0	25.00	75.00

2 SINGLE FAM 100% - 2026 Heated Area: 1801 HX Base Yr 2026



469 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	0166	CONC,PAVMT	0	100	0	0	708.00	UT	1.50	1.50	100	0	0	3	100	1,062	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2026	2025		100	9,000	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	2,250.00	2,250.00	100	2026	2025		100	2,250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,954
TOTAL MARKET OB/XF VALUE		15,312
TOTAL LAND VALUE - MARKET		32,340
TOTAL MARKET VALUE		269,606
SOH/AGL Deduction		69,542
ASSESSED VALUE		200,064
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,653
TOTAL JUST VALUE		269,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,651

SALE:2:1: LOT 80 SANTA FE RIVER PLANTATIONS

SALE:1:1: LOT 80 SANTE FE RIVER PLANTATIONS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054278	Electrical Servic		10/20/2025
000052616	Storage Building	10,700	03/17/2025
31038	MAINT/ALTR	50	05/15/2013
9424	SFR	285	03/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2798	2/10/2025	WD	Q	I	01	375,000
GRANTOR: LYNCH RENEE MCKENZIE						
GRANTEE: REILAND THOMAS R						
1257/2552	7/11/2013	WD	Q	I	01	155,000
GRANTOR: GARY L & SHARON L MEE						
GRANTEE: RENEE MCKENZIE (SIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= W20 S14 E20 N14$ S14 W34 S30 E13 S3 E15 N3FOP= E25 N4 W25 S4$ N4 E25 N5FGR= E22 N21 W22 S21$ N35$.

LAND DESCRIPTION

TOTAL OB/XF 15,312

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	1.47	AC		1.00	1.00	1.00	22,000.00	22,000.00	32,340							

REVIEW DATE 06/06/2025 BY JB Total Acres: 1.47 Total Land Value: 32,340 Market: 0 Agricultural: 0 Common: 32,340 PRINTED 11/17/2026 BY SYS