LOT 81 SANTA FE RIVER PLANTATION
OF LOT 38.

HUMPHREYS FAMILY REVOCABLE LIVING TRUST DATED JANU
8846 SW 15TH AVE
GAINESVILLE, FL 32067

2027

30-7S-17-10058-671

BUILDING CHARACTERISTICS

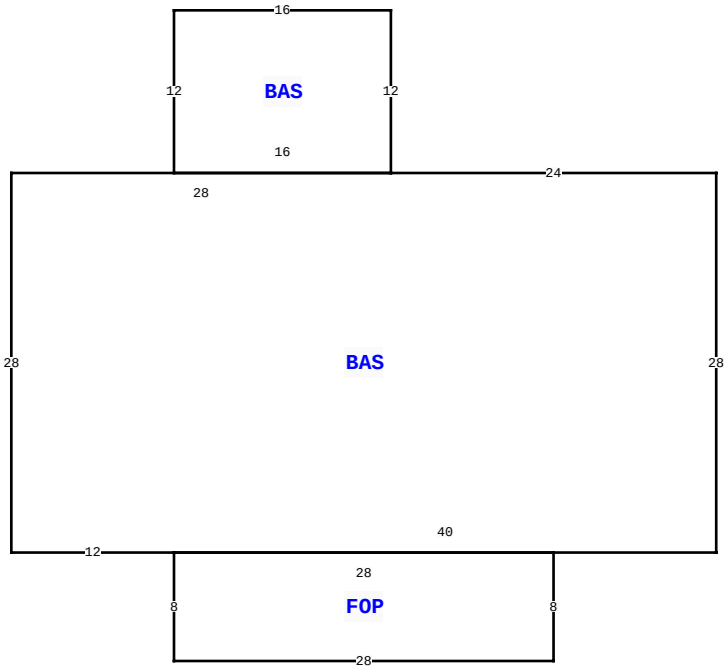
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	192	100		192	8,829
BAS	1,456	100		1,456	66,955
FOP	224	30		67	3,081
TOTALS	1,872			1,715	78,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,715	92.9040	102.19	175,256	1993	1993	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 0 Heated Area: 1648 HX Base Yr



437 SW MAPLETON ST, 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	0294	SHED WOOD/	0	0	10	10	100.00	UT	7.50	7.50	100	0	0	3	100	750	
2	0040	BARN,POLE	0	0	13	18	234.00	UT	2.50	2.50	30	0	0	3	30	176	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	78,865
TOTAL MARKET OB/XF VALUE	926
TOTAL LAND VALUE - MARKET	32,560
TOTAL MARKET VALUE	112,351
SOH/AGL Deduction	0
ASSESSED VALUE	112,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,351
TOTAL JUST VALUE	112,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,787

SALE:1:1: LOT 81 SANTA FE RIVER PLANTATIONS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25166	REMODEL	40	10/27/2006
6657	SFR	36,000	12/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2757	1/06/2025	WD	U	I	11	100
GRANTOR: HUMPHREYS KEITH J						
GRANTEE: HUMPHREYS FAMILY RE						
1374/0902	12/10/2018	WD	Q	I	01	65,000
GRANTOR: BARBARA WAHL GREEN						
GRANTEE: KEITH J & KAREN K H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 BAS= N12 W16 S12 E16$ W28 S28 E12 FOP= S8 E28 N8 W28$ E40 N28$.

LAND DESCRIPTION

TOTAL OB/XF 926

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	0		00	0.00	0.00	1.48	AC		1.00	1.00	1.00	22,000.00	22,000.00	32,560							

REVIEW DATE 02/05/2018 BY DF Total Acres: 1.48 Total Land Value: 32,560 Market: 0 Agricultural: 0 Common: 32,560 PRINTED 11/17/2026 BY SYS