LOT 85 SANTA FE RIVER PLANTATION
OF LOT 38.

CRUTCHFIELD REGINALD G/CRUTCHFIELD REGINA H
816 SW HEFLIN AVE
FORT WHITE, FL 32038

2027

30-7S-17-10058-675

BUILDING CHARACTERISTICS

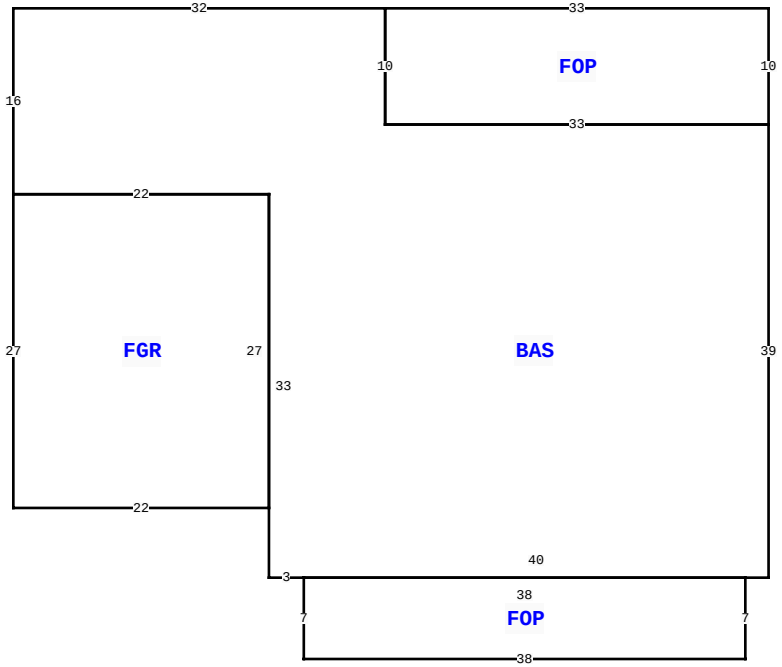
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,129	100		2,129	265,787
FGR	594	55		327	40,823
FOP	266	30		80	9,988
FOP	330	30		99	12,359
TOTALS	3,319			2,635	328,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,635	120.7360	132.81	349,954	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2129 HX Base Yr 2021



816 SW HEFLIN AVE, 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	0166	CONC,PAVMT	0	100	0	0	860.00	UT	2.25	2.25	100	2020	2020	3	100	1,935	
2	0130	CLFENCE 5	0	100	0	0	140.00	UT	5.50	5.50	100	2020	2020	3	100	770	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		328,957
TOTAL MARKET OB/XF VALUE		2,705
TOTAL LAND VALUE - MARKET		37,490
TOTAL MARKET VALUE		369,152
SOH/AGL Deduction		56,875
ASSESSED VALUE		312,277
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,866
TOTAL JUST VALUE		369,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38878	SFR	0	11/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/1596	7/10/2019	WD	Q	V	01	40,000
GRANTOR: MICHAEL J & PATRICIA						
GRANTEE: REGINALD G & REGINA						
1068/2537	12/08/2005	WD	U	V	09	70,000
GRANTOR: HIGH SPRINGS CONSTRUC						
GRANTEE: MCALHANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S16 FGR= S27 E22 N27 W22$ E22 S33 E3 FOP= S7 E38 N7 W38$ E40 N39 FOP= N10 W33 S10 E33$ W33 N10$.

LAND DESCRIPTION

TOTAL OB/XF 2,705

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	1.63	AC		1.00	1.00	1.00	23,000.00	23,000.00	37,490							

REVIEW DATE 07/23/2020 BY HC Total Acres: 1.63 Total Land Value: 37,490 Market: 0 Agricultural: 0 Common: 37,490 PRINTED 11/17/2026 BY SYS