LOT 5 REPALT OF SE1/4 LOT 47
SANTA FE RIVER PLANTATIONS.

PARKS RICK D/PARKS CYNTHIA D
265 SW BAY PLACE
FORT WHITE, FL 32038

2026

30-7S-17-10058-805

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	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	05	05

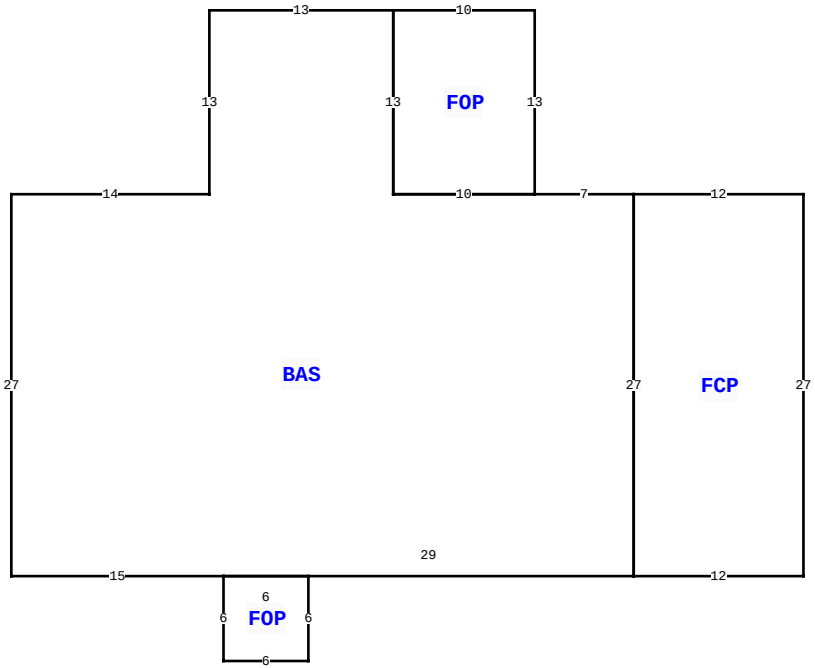
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 30717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,357	100		1,357	113,282
FCP	324	25		81	6,762
FOP	36	30		11	918
FOP	130	30		39	3,256
TOTALS	1,847			1,488	124,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,488	112.6620	128.43	191,104	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1357 HX Base Yr 1999



265 SW BAY PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,218
TOTAL MARKET OB/XF VALUE		10,349
TOTAL LAND VALUE - MARKET		44,850
TOTAL MARKET VALUE		179,417
SOH/AGL Deduction		70,120
ASSESSED VALUE		109,297
TOTAL EXEMPTION VALUE	HX HB 13	109,297
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		179,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,240

SALE:3:1: 7 LOTS - 7 PRCLS
SALE:2:1: LOT 5 SANTA FE RIVER PLANTATIONS
SALE:1:1: LOT 5 REPLAT OF LOT 47 SANTA FE RIVER PL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8793	SFR	36,000	08/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0854/1441	2/27/1998	WD	Q	I		79,500
GRANTOR: FOSCHINI						
GRANTEE: PARKS						
0799/0727	12/16/1994	WD	Q	V		8,000
GRANTOR: JOHN D HARRINGTON JR						
GRANTEE: TECLA FOSCHINI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FOP= N13 W10 S13 E10$ W10 N13 W13 S13 W14 S27 E15
FOP= S6 E6 N6 W6$ E29 FCP= E12 N27 W12 S27$ N27$.

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	426.00	UT	1.50	1.50	100	0	0	3	100	639	
2	0030	BARN,MT	0	100	24	30	720.00	UT	10.00	10.00	100	1994	1994	3	100	7,200	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1994	1994	3	100	600	
4	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	1994	1994	3	100	960	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,349

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	1.95	AC		1.00	1.00	1.00	23,000.00	23,000.00	44,850							

REVIEW DATE 01/24/2018 BY DF Total Acres: 1.95 Total Land Value: 44,850 Market: 0 Agricultural: 0 Common: 44,850 PRINTED 05/08/2026 BY SYS