LOT 2 SANTE FE RIVER PLANTATIONS
REPLAT OF LOT 47.

SPEAR BAIL W
578 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

30-7S-17-10058-962

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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

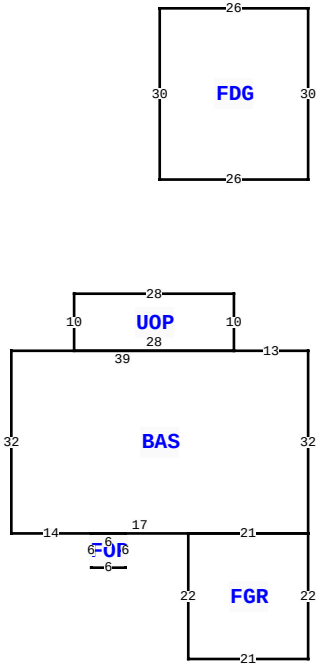
NEIGHBORHOOD/LOC 30717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	148,212
FDG	780	60		468	41,685
FGR	462	55		254	22,623
FOP	36	30		11	980
UOP	280	20		56	4,988
TOTALS	3,222			2,453	218,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,453	114.0480	125.45	307,729	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1999 Heated Area: 1664 HX Base Yr 1999



578 SW COUNTY ROAD 138 , 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	676.00	UT	1.50	1.50	100	1996	1996	3	100	1,014	
2	0166	CONC,PAVMT	0	100	10	30	300.00	UT	2.50	2.50	100	2005	2005	3	100	750	
3	0040	BARN,POLE	0	100	22	42	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,488
TOTAL MARKET OB/XF VALUE		4,064
TOTAL LAND VALUE - MARKET		46,431
TOTAL MARKET VALUE		268,983
SOH/AGL Deduction		99,845
ASSESSED VALUE		169,138
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,727
TOTAL JUST VALUE		268,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,954

SALE:4:1: LOT 2 SANTA FE RIVER PLANTATIONS PARTIAL

SALE:3:1: LOT 2 SANTA FE RIVER PLANTATIONS REPLAT

LAND:1:1: ON PAVED ROAD DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21888	GARAGE	125	05/20/2004
11220	SFR	265	05/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0865/1264	8/28/1998	WD	Q	I		96,000
GRANTOR: PATE						
GRANTEE: SPEAR						
0834/1743	2/07/1997	WD	Q	I		103,500
GRANTOR: JOHN HARRINGTON						
GRANTEE: BRUCE S & MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N10 W28 S10 E28$ W39 S32 E14 FOP= S6 E6 N6 W6$ E17 FGR= S22 E21 N22 W21$ E21 N32$ PTR= N30 FDG= N30 W26 S30 E26$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,064

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	2.50	AC		1.00	1.00	0.81	23,000.00	18,572.50	46,431							

REVIEW DATE 01/24/2018 BY DF Total Acres: 2.50 Total Land Value: 46,431 Market: 0 Agricultural: 0 Common: 46,431 PRINTED 11/17/2026 BY SYS