LOT 5 SANTE FE RIVER PLANTATIONS
REPLAT OF LOT 47.

BRAATEN JOHANNAS/BRAATEN JUNE
476 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

30-7S-17-10058-965

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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

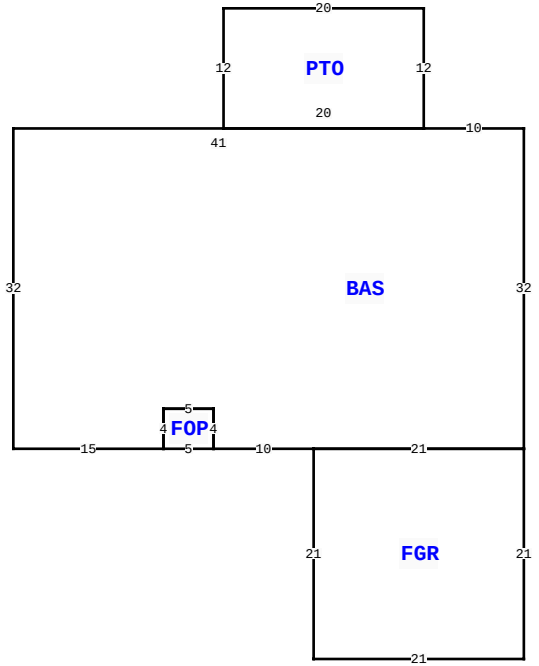
NEIGHBORHOOD/LOC 30717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	165,450
FGR	441	55		243	24,941
FOP	20	30		6	616
PTO	240	5		12	1,232
TOTALS	2,313			1,873	192,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	118.1070	129.92	243,340	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2026 Heated Area: 1612 HX Base Yr 2026



476 SW COUNTY ROAD 138 , 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	510.00	UT	2.00	2.00	100	2004	2004	3	100	1,020	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		192,239
TOTAL MARKET OB/XF VALUE		2,120
TOTAL LAND VALUE - MARKET		48,875
TOTAL MARKET VALUE		243,234
SOH/AGL Deduction		0
ASSESSED VALUE		243,234
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,823
TOTAL JUST VALUE		243,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045642	Roof Replacement	16,300	10/07/2022
21870	SFR	490	05/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1556/2031	12/18/2025	WD	Q	I	01	312,000
GRANTOR: EMERY BRIAN A						
GRANTEE: BRAATEN JOHANNAS						
1389/0155	7/15/2019	WD	Q	I	01	199,900
GRANTOR: ROBERT L & MARY FITZG						
GRANTEE: BRIAN A & LISA E EM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N12 W20 S12 E20$ W41 S32 E15 FOP= E5 N4 W5 S4$ N4 E5 S4 E10 FGR= S21 E21 N21 W21$ E21 N32$.

LAND DESCRIPTION

TOTAL OB/XF 2,120

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	0.85	23,000.00	19,550.00	48,875							

REVIEW DATE 02/12/2026 BY TP Total Acres: 2.50 Total Land Value: 48,875 Market: 0 Agricultural: 0 Common: 48,875 PRINTED 11/17/2026 BY SYS