LOT 10 SANTE FE RIVER PLANTATION
OF N1/2 OF LOT 47.

RIVAS ANGEL/RIVAS APRIL E
178 SW HEFLIN AVE
FORT WHITE, FL 32038-2118

**2026**

**30-7S-17-10058-970**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

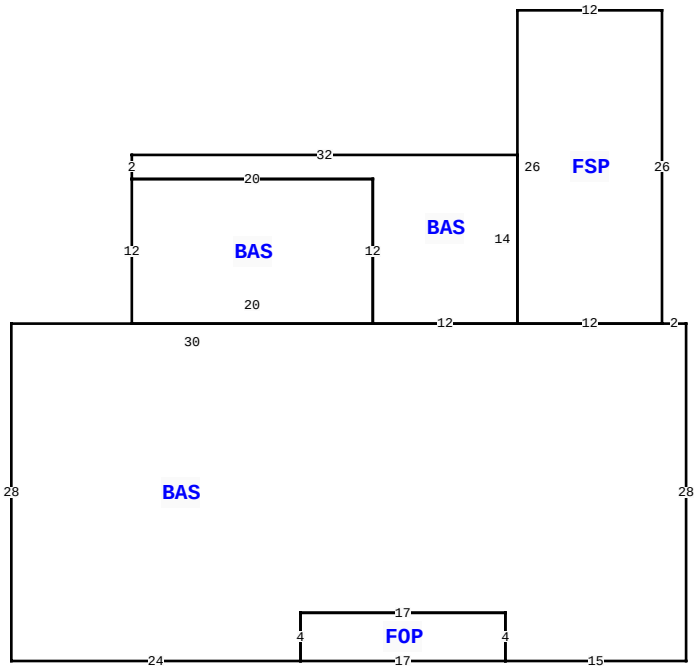
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| 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 | 208 | 100 | | 208 | 25,374 |
| BAS | 240 | 100 | | 240 | 29,278 |
| BAS | 1,500 | 100 | | 1,500 | 182,987 |
| FOP | 68 | 30 | | 20 | 2,440 |
| FSP | 312 | 40 | | 125 | 15,249 |
| TOTALS | 2,328 | | | 2,093 | 255,328 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,093 | 125.1558 | 142.68 | 298,629 | 2000 | 2015 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SINGLE FAM 100% - 2024 Heated Area: 1948 HX Base Yr 2024




178 SW HEFLIN AVE, 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 | | 255,328 |
| TOTAL MARKET OB/XF VALUE | | 13,842 |
| TOTAL LAND VALUE - MARKET | | 46,431 |
| TOTAL MARKET VALUE | | 315,601 |
| SOH/AGL Deduction | | 55,380 |
| ASSESSED VALUE | | 260,221 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 208,810 |
| TOTAL JUST VALUE | | 315,601 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 315,363 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050902 | Storage Building | 18,959 | 09/24/2024 |
| 000050645 | Right-of-Way Acce | | 08/23/2024 |
| 000043329 | Roof Replacement | 12,727 | 12/07/2021 |
| 21862 | ADDN SFR | 169 | 05/12/2004 |
| 17012 | SFR | 250 | 05/26/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1491/2015 | 5/24/2023 | WD | Q | I | 01 | 397,500 |
| GRANTOR: STORMES CAROLYN | | | | | | |
| GRANTEE: RIVAS ANGEL | | | | | | |
| 1348/1192 | 11/17/2017 | WD | Q | I | 01 | 195,000 |
| GRANTOR: PALLAS APRIL SANDERS | | | | | | |
| GRANTEE: CAROLYN & MARK G ST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W2 FSP= N26 W12 S26 E12$ W12 BAS= N14 W32 S2 E20 S12 E12$ W12 BAS= N12 W20 S12 E20$ W30 S28 E24 FOP= E17 N4 W17 S4$ N4 E17 S4 E15 N28$.

## 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 | 100 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 100 | 2000 | 2000 | 3 | 100 | 1,440 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 3.00 | 3.00 | 50 | 2000 | 2000 | 3 | 50 | 540 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 8 | 32 | 256.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 512 | |
| 4 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 5 | 0030 | BARN,MT | 0 | 100 | 24 | 25 | 600.00 | UT | 18.00 | 18.00 | 100 | 2025 | 2024 | | 100 | 10,800 | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 350.00 | 350.00 | 100 | 2025 | 2024 | | 100 | 350 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,842

| 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 12/06/2024 BY randall Total Acres: 2.50 Total Land Value: 46,431 Market: 0 Agricultural: 0 Common: 46,431 PRINTED 05/08/2026 BY SYS