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

BUILDING CHARACTERISTICS

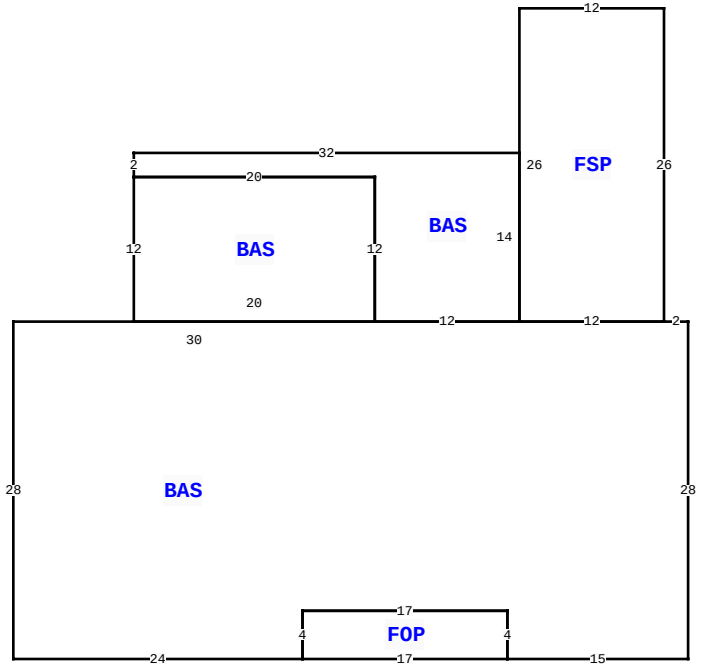
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	24,928
BAS	240	100		240	28,763
BAS	1,500	100		1,500	179,768
FOP	68	30		20	2,397
FSP	312	40		125	14,980
TOTALS	2,328			2,093	250,836

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	140.17	293,376	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	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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		250,836
TOTAL MARKET OB/XF VALUE		13,842
TOTAL LAND VALUE - MARKET		46,431
TOTAL MARKET VALUE		311,109
SOH/AGL Deduction		50,888
ASSESSED VALUE		260,221
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,810
TOTAL JUST VALUE		311,109
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$.

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 06/22/2026 BY SYS