LOT 4 REPLAT OF LOTS 33, 34 & 35
OF LOT 45 SANTA FE RIVER PLANTAT

HAYNES SHAD T/HAYNES EVELIN D RODRIGUES
824 SW CR 138
FORT WHITE, FL 32038

2027

30-7S-17-10060-004

BUILDING CHARACTERISTICS

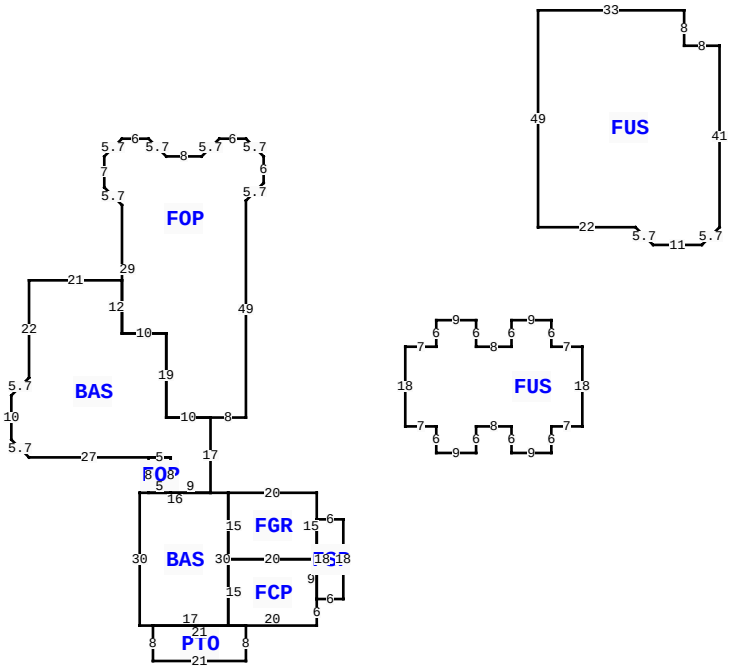
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	600	100		600	74,516
BAS	1,338	100		1,338	166,170
FCP	300	25		75	9,315
FGR	300	55		165	20,492
FOP	40	30		12	1,490
FOP	1,610	30		483	59,985
FSP	108	40		43	5,341
FUS	936	100		936	116,244
FUS	2,005	100		2,005	249,006
PTO	168	5		8	993
TOTALS	7,405			5,665	703,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,665	131.2826	144.41	818,083	2003	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2022 Heated Area: 4879 HX Base Yr 2022



824 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	0260	PAVEMENT-A	0	100	0	0	8,854.00	UT	1.30	1.30	100	2016	2016	3	100	11,510	
2	0166	CONC,PAVMT	0	100	0	0	300.00	UT	2.00	2.00	100	2016	2016	3	100	600	
3	0210	GARAGE U	0	100	28	28	784.00	UT	16.00	16.00	100	2016	2016	3	100	12,544	
4	0294	SHED WOOD/	0	100	12	20	240.00	UT	10.00	10.00	100	2016	2016	3	100	2,400	
5	0070	CARPORT UF	0	100	20	50	1,000.00	UT	1.50	1.50	100	2016	2016	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 28,554

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	4.25	AC		1.00	1.00	0.80	22,000.00	17,600.00	74,800							

REVIEW DATE 01/24/2018 BY DF Total Acres: 4.25 Total Land Value: 74,800 Market: 0 Agricultural: 0 Common: 74,800 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		703,551
TOTAL MARKET OB/XF VALUE		28,554
TOTAL LAND VALUE - MARKET		74,800
TOTAL MARKET VALUE		806,905
SOH/AGL Deduction		24,445
ASSESSED VALUE		782,460
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		731,049
TOTAL JUST VALUE		806,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		819,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30360	ADDN SFR	985	08/09/2012
19896	SFR	267	08/27/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/650	8/13/2021	WD	Q	I	01	770,000
GRANTOR: BECK STEVEN A						
GRANTEE: HAYNES SHAD T						
0928/0174	6/01/2001	WD	Q	V		31,000
GRANTOR: BLANCHE JOHNS						
GRANTEE: STEVEN & REBECCA BE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=50,-60] E22 D4R4 E11 U4R4 N41 W8 N8 W33 S49 $
FOP=[ORIG=-24,-17] E8 N49 U4R4 N6 U4L4 W6 D4L4 W8 U4L4 W6 D4L4 S7 D4R4 S29 E10 S19 E10 $
BAS=[ORIG=-24,0] N17 W10 N19 W10 N12 W21 S22 D4L4 S10 D4R4 E27 E5 S8 E9 $
FUS=[ORIG=60,-15] N18 W7 N6 W9 S6 W8 N6 W9 S6 W7 S18 E7 S6 E9 N6 E8 S6 E9 N6 E7 $
BAS=[ORIG=-20,0] W4 W16 S30 E3 E17 N30 $
FGR=[ORIG=0,0] W20 S15 E20 N15 $
FCP=[ORIG=-20,15] S15 E20 N6 N9 W20 $
PTO=[ORIG=-37,30] S8 E21 N8 W21 $
FSP=[ORIG=0,24] E6 N18 W6 S18 $