LOT 6 THORNWOOD S/D.

WD 1030-2804, SWD 1226-1532, WD

KEEN JOHN W
293 SW GREENWOOD TER
FORT WHITE, FL 32038-8859

2027

34-6S-16-04056-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

263 SW GREENWOOD TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	39,960
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	69,960
SOH/AGL Deduction	0
ASSESSED VALUE	69,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,960
TOTAL JUST VALUE	69,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051262	Right-of-Way Acce		10/25/2024
000051241	Storage Building	16,000	10/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/1244	11/08/2016	WD	Q	V	01	15,000
GRANTOR: GLENN FARMS INC						
GRANTEE: JOHN W KEEN (A MARR						
1230/2291	2/29/2012	WD	U	V	11	100
GRANTOR: IMAGE DEVELOPMENT GRO						
GRANTEE: GLENN FARMS INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	0	0	1.00	UT	8,640.00	8,640.00	100	2025	2024		100	8,640	
2	0030	BARN,MT	0	0	0	0	1.00	UT	27,000.00	27,000.00	100	2025	2024		100	27,000	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	2,160.00	2,160.00	100	2025	2024		100	2,160	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	2,160.00	2,160.00	100	2025	2024		100	2,160	

LAND DESCRIPTION

TOTAL OB/XF 39,960

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/20/2026 BY NH Total Acres: 1.25 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS