LOT 7 THORNWOOD S/D

WD 1030-2804, SWD 1226-1532, WD

KEEN JOHN WAYNE/KEEN RITA FAYE
293 SW GREENWOOD TER
FORT WHITE, FL 32038

**2027**

**34-6S-16-04056-107**

## BUILDING CHARACTERISTICS

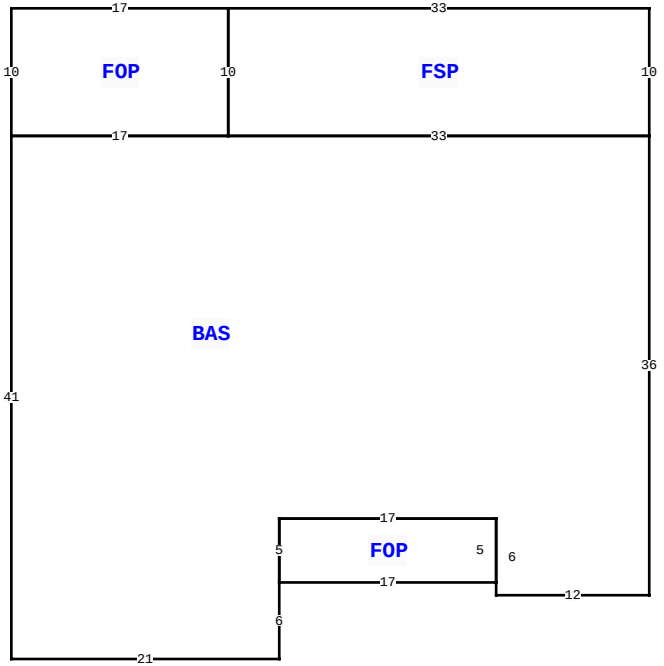
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 |
|---|---|---|---|---|---|
| BAS | 1,803 | 100 | | 1,803 | 244,402 |
| FOP | 85 | 30 | | 26 | 3,525 |
| FOP | 170 | 30 | | 51 | 6,913 |
| FSP | 330 | 40 | | 132 | 17,893 |
| TOTALS | 2,388 | | | 2,012 | 272,732 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,012 | 133.9470 | 147.34 | 296,448 | 2017 | 2017 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 1803 HX Base Yr 2018




293 SW GREENWOOD TER, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 | 2,520.00 | UT | 1.50 | 1.50 | 100 | 2017 | 2017 | 3 | 100 | 3,780 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 14 | 26 | 364.00 | UT | 70.00 | 70.00 | 100 | 2017 | 2017 | 3 | 84 | 21,403 | |
| 3 | 0282 | POOL ENCL | 0 | 100 | 27 | 33 | 891.00 | UT | 15.00 | 15.00 | 100 | 2017 | 2017 | 3 | 57 | 7,618 | |
| 4 | 0251 | LEAN TO W/ | 0 | 100 | 10 | 35 | 350.00 | UT | 3.50 | 3.50 | 100 | 2017 | 2017 | 3 | 100 | 1,225 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 | 24 | 35 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 5,000 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2026 | 2025 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 272,732 |
| TOTAL MARKET OB/XF VALUE | 40,026 |
| TOTAL LAND VALUE - MARKET | 30,000 |
| TOTAL MARKET VALUE | 342,758 |
| SOH/AGL Deduction | 96,667 |
| ASSESSED VALUE | 246,091 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 194,680 |
| TOTAL JUST VALUE | 342,758 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 347,719 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35130 | POOL | 156 | 04/03/2017 |
| 34797 | SFR | 484 | 01/03/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1341/0712 | 7/24/2017 | WD | Q | I | 01 | 193,400 |
| GRANTOR: WHIDDON CONSTRUCTION | | | | | | |
| GRANTEE: JOHN WAYNE & RITA F | | | | | | |
| 1325/1239 | 11/08/2016 | WD | Q | V | 01 | 15,000 |
| GRANTOR: GLENN FARMS INC | | | | | | |
| GRANTEE: WHIDDON CONSTRUCTIO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP= N10 W33 S10 E33$ BAS= W33 FOP= N10 W17 S10 E17$ W17 S41 E21 N6 FOP= E17 N5 W17 S5$ N5 E17 S6 E12 N36$.

## LAND DESCRIPTION

TOTAL OB/XF 40,026

| 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 | | 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