LOT 8 THORNWOOD S/D.

WD 1030-2804, WD 1226-1532, WD 1

SANDERS BERYL/SANDERS CAROL
321 SW GREENWOOD TER
FORT WHITE, FL 32038

2027

34-6S-16-04056-108

BUILDING CHARACTERISTICS

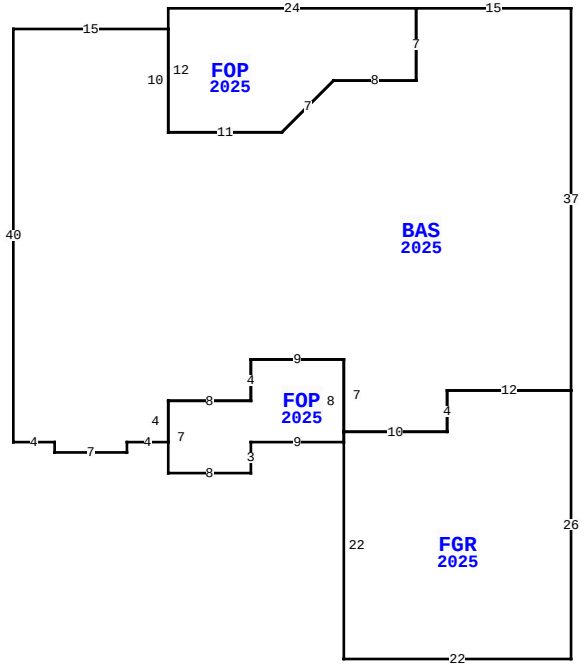
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,836	100	2025	1,836	223,679
FGR	532	55	2025	293	35,696
FOP	128	30	2025	38	4,629
FOP	236	30	2025	71	8,650
TOTALS	2,732			2,238	272,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	111.8700	123.06	275,408	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1836 HX Base Yr 2025



321 SW GREENWOOD TER, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	272,654
TOTAL MARKET OB/XF VALUE	46,240
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	348,894
SOH/AGL Deduction	0
ASSESSED VALUE	348,894
TOTAL EXEMPTION VALUE	HX HB VP 348,894
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	348,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051927	Storage Building	67,000	12/26/2024
000051263	Right-of-Way Acce		10/25/2024
000048826	New Residential C	225,000	12/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/53	9/19/2024	WD	Q	I	01	374,000
GRANTOR: TERRY CRAIG A						
GRANTEE: SANDERS BERYL						
1455/2516	12/27/2021	WD	Q	V	01	28,000
GRANTOR: PINTADO JONI						
GRANTEE: TERRY CRAIG A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-10] W15 S7 W8 D5L5 W11 N10 W15 S40 E4 S1 E7 N1 E4 N4 E8 N4 E9 S7 E10 N4 E12 N37 $
FGR=[YR=2025;ORIG=10,27] W12 S4 W10 S22 E22 N26 $
FOP=[YR=2025;ORIG=-5,-10] W24 S12 E11 U5R5 E8 N7 $
FOP=[YR=2025;ORIG=-12,24] W9 S4 W8 S7 E8 N3 E9 N8 $
.

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	1.00	UT	5,040.00	5,040.00	100	2025	2024		100	5,040	
2	0030	BARN,MT	0	100	0	0	1.00	UT	41,200.00	41,200.00	100	2026	2025		100	41,200	

LAND DESCRIPTION

TOTAL OB/XF 46,240

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 03/18/2026 BY robin Total Acres: 1.25 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS