L0T 10 THORNWOOD S/D.

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

ALLEN JOHN THOMAS JR/ALLEN TONYA LYNN
377 SW GREENWOOD TER
FORT WHITE, FL 32038

2027

34-6S-16-04056-110

BUILDING CHARACTERISTICS

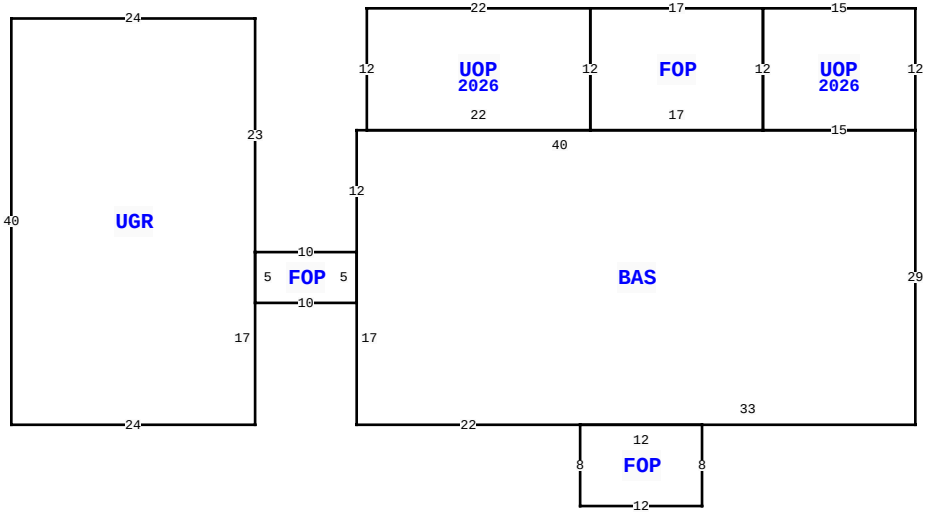
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,595	100		1,595	204,406
FOP	50	30		15	1,922
FOP	96	30		29	3,716
FOP	204	30		61	7,818
UGR	960	45		432	55,363
UOP	180	20	2026	36	4,614
UOP	264	20	2026	53	6,792
TOTALS	3,349			2,221	284,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	125.2755	137.80	306,054	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1595 HX Base Yr 2019



377 SW GREENWOOD TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	2,298.00	UT	2.00	2.00	100	2018	2018	3	100	4,596	
2	0210	GARAGE U	0	100	0	0	1.00	UT	19,200.00	19,200.00	100	2023	2022		100	19,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	284,630
TOTAL MARKET OB/XF VALUE	23,796
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	336,426
SOH/AGL Deduction	73,716
ASSESSED VALUE	262,710
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	211,299
TOTAL JUST VALUE	336,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045156	Electrical Servic	0	08/11/2022
36712	GARAGE	94	05/10/2018
35946	SFR	624	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/834	8/25/2026	QC	U	I	11	100
GRANTOR: ALLEN JOHN T JR						
GRANTEE: ALLEN JOHN THOMAS J						
1562/2297	2/18/2026	QC	U	I	11	100
GRANTOR: ALLEN JOHN THOMAS JR						
GRANTEE: ALLEN JOHN THOMAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W40 S12 S17 E22 E33 N29 $
UGR=[ORIG=-65,12] N23 W24 S40 E24 N17 $
FOP=[ORIG=-15,0] N12 W17 S12 E17 $
FOP=[ORIG=-33,29] S8 E12 N8 W12 $
FOP=[ORIG=-55,12] W10 S5 E10 N5 $
UOP=[YR=2026;ORIG=-54,-12] E22 S12 W22 N12 $
UOP=[YR=2026;ORIG=-15,-12] E15 S12 W15 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 23,796

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	28,000.00	28,000.00	28,000							

REVIEW DATE 05/20/2026 BY NH Total Acres: 1.25 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS