L0TS 9, 10 & 11 THORNWOOD S/D.
WD 1030-2804, WD 1226-1532, WD 1

ALLEN JOHN T JR
377 SW GREENWOOD TER
FORT WHITE, FL 32038

2026

34-6S-16-04056-110

COLUMBIA COUNTY PROPERTY

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

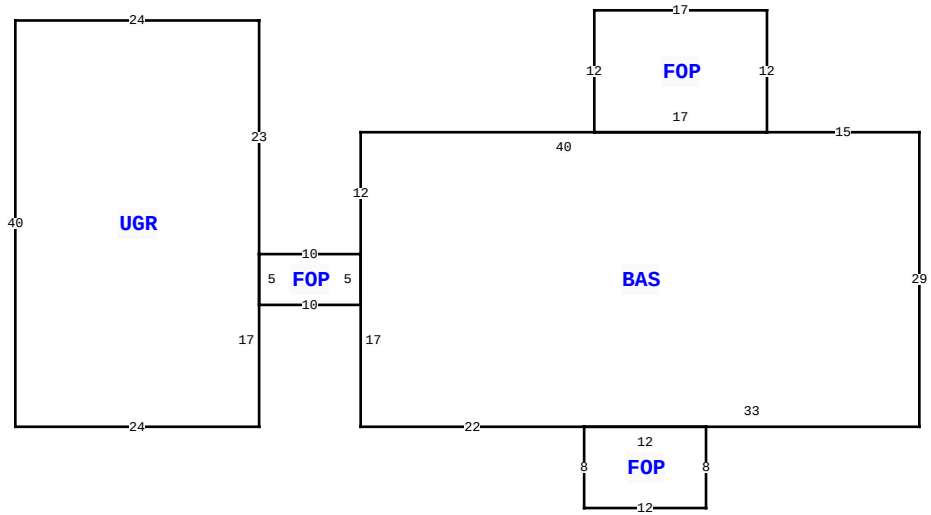
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100		1,595	211,837
FOP	50	30		15	1,992
FOP	96	30		29	3,851
FOP	204	30		61	8,101
UGR	960	45		432	57,375
TOTALS	2,905			2,132	283,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	125.2755	142.81	304,471	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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,158
TOTAL MARKET OB/XF VALUE		45,396
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		412,554
SOH/AGL Deduction		105,324
ASSESSED VALUE		307,230
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,819
TOTAL JUST VALUE		412,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,589

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
1469/1033	6/17/2022	WD	Q	V	03	28,000
GRANTOR: PINTADO MARCELO R						
GRANTEE: ALLEN JOHN T JR						
1375/0244	12/21/2018	WD	Q	V	03	15,000
GRANTOR: CARL F & DOROTHY L HO						
GRANTEE: JOHN T ALLEN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N12 W17 S12 E17$ W40 S12 FOP= W10 UGR= N23 W24 S40 E24 N17$ S5 E10 N5$ S17 E22 FOP= S8 E12 N8 W12$ E33 N29$.

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	0030	BARN,MT	0	100	0	0	1.00	UT	21,600.00	21,600.00	100	2023	2022		100	21,600	
3	0210	GARAGE U	0	100	0	0	1.00	UT	19,200.00	19,200.00	100	2023	2022		100	19,200	

LAND DESCRIPTION

TOTAL OB/XF 45,396

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							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
3	0000	C	VAC RES	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 01/30/2023 BY JB Total Acres: 3.75 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 05/12/2026 BY SYS