LOT 13 THORNWOOD S/D

WD 1030-2804, WD 1055-2627, WD 1

WALTERS DEBORAH A
455 SW GREENWOOD TER
FORT WHITE, FL 32038

2027

34-6S-16-04056-113

BUILDING CHARACTERISTICS

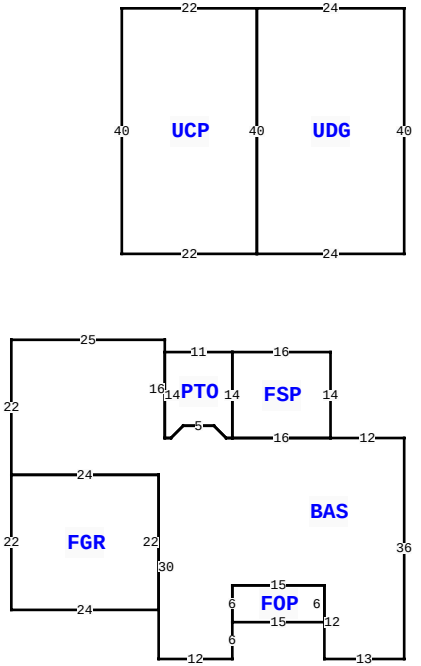
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,818	100		1,818	175,354
FGR	528	55		290	27,972
FOP	90	30		27	2,604
FSP	224	40		90	8,681
PTO	140	5		7	676
UCP	880	20		176	16,976
UDG	960	55		528	50,928
TOTALS	4,640			2,936	283,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,936	108.2520	119.08	349,619	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2008 Heated Area: 1818 HX Base Yr 2008



455 SW GREENWOOD TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	283,191
TOTAL MARKET OB/XF VALUE	6,325
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	319,516
SOH/AGL Deduction	206,298
ASSESSED VALUE	113,218
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	61,807
TOTAL JUST VALUE	319,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23912	SFR	481	11/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1867	6/27/2023	LE	U	I	14	100
GRANTOR: WALTERS DEOBRAH A						
GRANTEE: WALTERS DEOBRAH A (						
1062/2093	10/11/2005	QC	Q	V	01	100
GRANTOR: CARL F & JUDEE HOLMBE						
GRANTEE: GEORGE W & DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N14 W16 S14 E16$ W16 PTO= N14 W11 S14 E1 R2 U2 E5 D2 R2 E1$ W1 L2 U2 W5 D2 L2 W1 N16 W25 S22 FGR= S22 E24 N22 W24$ E24 S30 E12 N6 FOP= E15 N6 W15 S6$ N6 E15 S12 E13 N36$ PTR= N30 UDG= N40 W24 UCP= W22 S40 E22 N40$ S40 E24$ S30$.

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	65	15	2,410.00	UT	2.50	2.50	100	2006	2006	3	100	6,025	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 6,325

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: 1.05 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS