LOT 16 THORNWOOD S/D

WD 1030-2804, WD 1162-2025,

MCNEELY SANDRA A
201 SW THISTLEWOOD LANE
FORT WHITE, FL 32038

2026

34-6S-16-04056-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	05	05

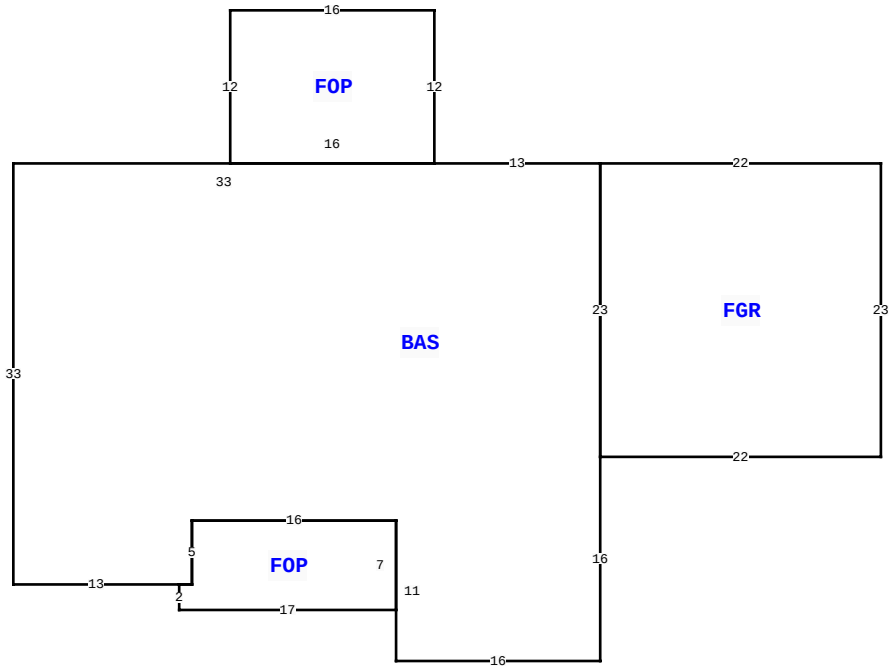
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100		1,534	167,235
FGR	506	55		278	30,307
FOP	114	30		34	3,706
FOP	192	30		58	6,323
TOTALS	2,346			1,904	207,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,904	116.6220	132.95	253,137	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 1534 HX Base Yr 2009



201 SW THISTLEWOOD LN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,572
TOTAL MARKET OB/XF VALUE		7,714
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		245,286
SOH/AGL Deduction		89,478
ASSESSED VALUE		155,808
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,397
TOTAL JUST VALUE		245,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25869	SFR	392	05/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/2025	11/21/2008	WD	Q	I		180,000

GRANTOR: IMAGE DEV GROUP LLC

GRANTEE: SANDRA A MCNEELY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N12 W16 S12 E16$ W33 S33 E13 FOP= S2 E17 N7 W16 S5 W1$ E1 N5 E16 S11 E16 N16 FGR= E22 N23 W22 S23$ N23$.

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	2,338.00	UT	3.00	3.00	100	2007	2007	3	100	7,014	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 7,714

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 06/22/2015 BY DF Total Acres: 1.25 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/12/2026 BY SYS