LOT 16 THORNWOOD S/D

WD 1030-2804, WD 1162-2025, WD 1

KESAR RICHARD HUSTAVE JR/JORDAN JEAN MCCUBE
2341 TALLAHASSEE DR
WEST PALM BEACH, FL 33409

2027

34-6S-16-04056-116

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

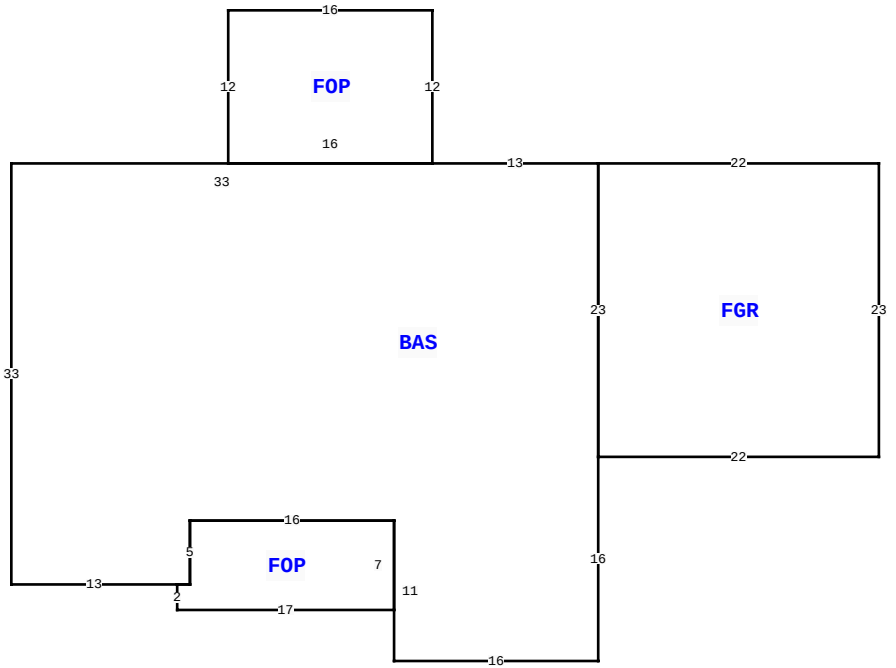
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100		1,534	161,361
FGR	506	55		278	29,243
FOP	114	30		34	3,577
FOP	192	30		58	6,101
TOTALS	2,346			1,904	200,281

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	128.28	244,245	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

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	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	200,281
TOTAL MARKET OB/XF VALUE	8,514
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	238,795
SOH/AGL Deduction	77,489
ASSESSED VALUE	161,306
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	109,895
TOTAL JUST VALUE	238,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055642	Roof Replacement	15,943	05/11/2026
25869	SFR	392	05/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1509	9/10/2026	WD	Q	I	01	340,000
GRANTOR: MCNEELY SANDRA A						
GRANTEE: KESAR RICHARD HUSTA						
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$.

LAND DESCRIPTION

TOTAL OB/XF 8,514

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