LOT 17 THORNWOOD S/D

WD 1030-2804, WD 1077-719, CT 12

DOUGLAS KEVIN
237 SW THISTLEWOOD LN
FORT WHITE, FL 32038

2027

34-6S-16-04056-117

BUILDING CHARACTERISTICS

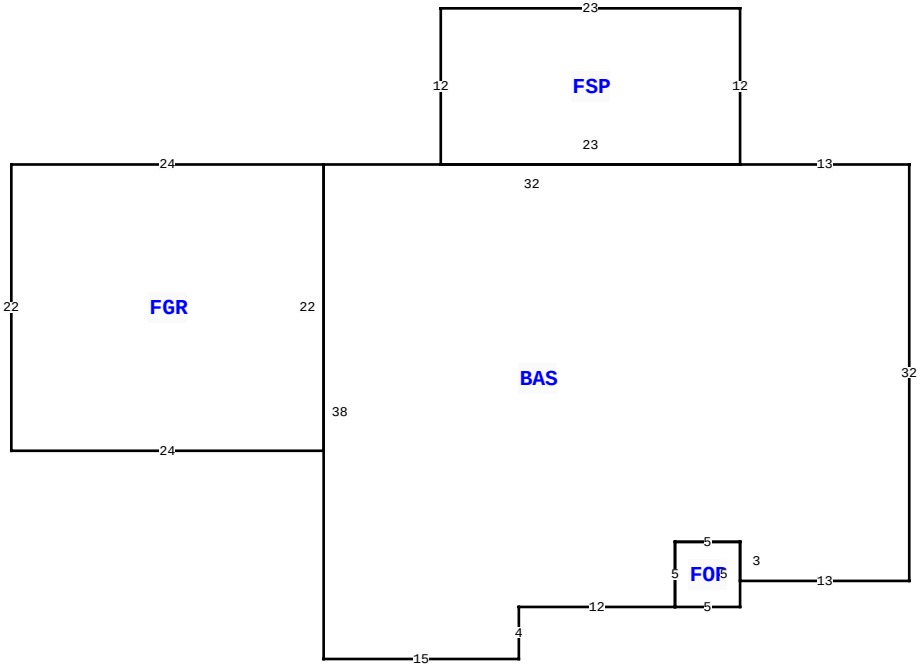
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,539	100		1,539	156,684
FGR	528	55		290	29,525
FOP	25	30		8	815
FSP	276	40		110	11,199
TOTALS	2,368			1,947	198,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,947	114.2660	125.69	244,718	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2012 Heated Area: 1539 HX Base Yr 2012



237 SW THISTLEWOOD LN, FORT WHITE

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

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	2,266.00	UT	2.00	2.00	100	2006	2006	3	100	4,532	
2	0280	POOL R/CON	0	100	0	0	498.00	UT	70.00	70.00	100	2026	2025		98	34,163	
3	0166	CONC,PAVMT	0	100	0	0	1,625.00	UT	3.00	3.00	100	2026	2025		100	4,875	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,222
TOTAL MARKET OB/XF VALUE	43,570
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	271,792
SOH/AGL Deduction	73,133
ASSESSED VALUE	198,659
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	147,248
TOTAL JUST VALUE	271,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048608	Roof Replacement	19,710	11/07/2023
23832	SFR	429	11/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/1659	11/02/2011	WD	U	I	12	108,500
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: KEVIN DOUGLAS						
1221/0094	8/24/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (BOOTH						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N12 W23 S12 E23$ W32 FGR= W24 S22 E24 N22$ S38 E15 N4 E12 FOP= E5 N5 W5 S5$ N5 E5 S3 E13 N32$.

LAND DESCRIPTION

TOTAL OB/XF 43,570

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 01/04/2024 BY JS Total Acres: 1.25 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS