LOT 18 THORNWOOD S/D.

WD 1030-2804, WD 1226-1532, WD 1

HASTINGS ROBERT O/HASTINGS GLORIA O
275 THISTLEWOOD LN
FORT WHITE, FL 32038

2027

34-6S-16-04056-118

BUILDING CHARACTERISTICS

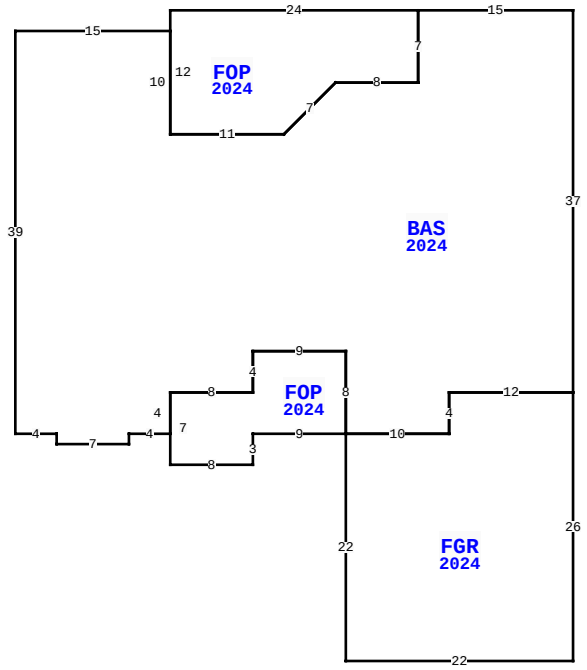
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,804	100	2024	1,804	217,560
FGR	532	55	2024	293	35,336
FOP	128	30	2024	38	4,582
FOP	236	30	2024	71	8,562
TOTALS	2,700			2,206	266,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,206	111.8700	123.06	271,470	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1804 HX Base Yr 2024



275 SW THISTLEWOOD LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	266,041
TOTAL MARKET OB/XF VALUE	15,210
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	311,251
SOH/AGL Deduction	136,224
ASSESSED VALUE	175,027
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	123,616
TOTAL JUST VALUE	311,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048931	Storage Building	17,000	01/02/2024
000047842	New Residential C	230,000	08/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1028	3/19/2026	LE	U	I	14	0
GRANTOR: HASTINGS ROBERT O (EN						
GRANTEE: THOMAS ANGELITA MAR						
1504/1182	12/07/2023	WD	Q	I	01	380,000
GRANTOR: TERRY CRAIG						
GRANTEE: HASTINGS ROBERT O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,11] W15 S7 W8 D5L5 W11 N10 W15 S39 E4 S1 E7 N1 E4 N4 E8 N4 E9 S8 E10 N4 E12 N37 $
FGR=[YR=2024;ORIG=16,48] W12 S4 W10 S22 E22 N26 $
FOP=[YR=2024;ORIG=1,11] W24 S12 E11 U5R5 E8 N7 $
FOP=[YR=2024;ORIG=-6,44] W9 S4 W8 S7 E8 N3 E9 N8 $
.

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	820.00	UT	3.00	3.00	100	2024	2023		100	2,460	
2	0030	BARN,MT	0	100	0	0	1.00	UT	12,750.00	12,750.00	100	2025	2024		100	12,750	

LAND DESCRIPTION

TOTAL OB/XF 15,210

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 03/18/2026 BY robin Total Acres: 1.20 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS