LOTS 20 THORNWOOD S/D.

WD 1030-2804, WD 1133-476, CT 11

DEANGELO NICHOLAS R/DEANGELO LISA
341 SW THISTLEWOOD LN
FORT WHITE, FL 32038

2027

34-6S-16-04056-120

BUILDING CHARACTERISTICS

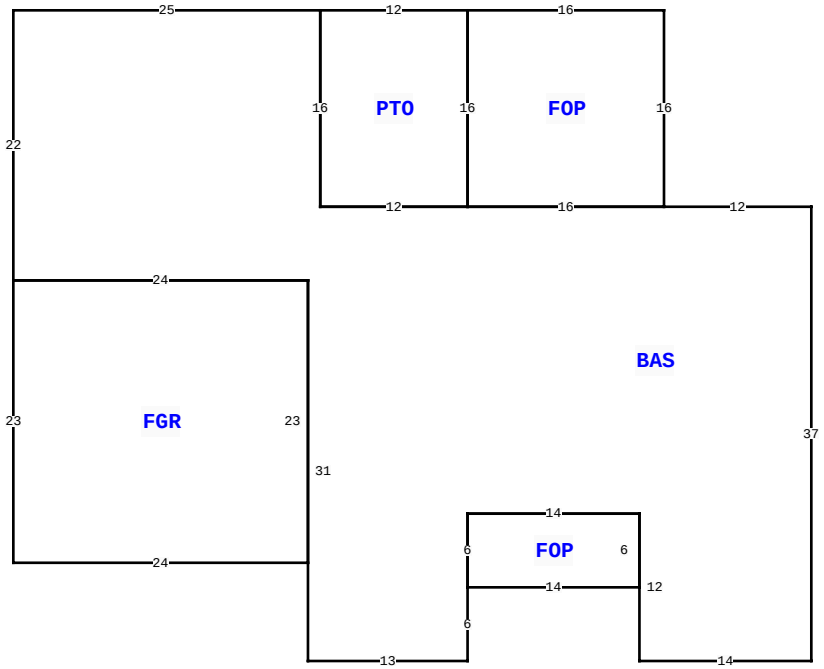
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,893	100		1,893	206,963
FGR	552	55		304	33,236
FOP	84	30		25	2,733
FOP	256	30		77	8,418
PTO	192	5		10	1,093
TOTALS	2,977			2,309	252,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,309	121.2057	133.33	307,859	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2026 Heated Area: 1893 HX Base Yr



341 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	0	0	0	1,841.00	UT	2.00	2.00	100	2007	2007	3	100	3,682	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	
4	0251	LEAN TO W/	0	0	10	15	150.00	UT	3.50	3.50	100	2016	2016	3	100	525	
5	0031	BARN,MT AE	0	0	24	75	1,800.00	UT	9.00	9.00	100	2016	2016	3	100	16,200	
6	0060	CARPORT F	0	0	20	34	680.00	UT	3.50	3.50	100	2016	2016	3	100	2,380	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,444
TOTAL MARKET OB/XF VALUE	25,587
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	308,031
SOH/AGL Deduction	0
ASSESSED VALUE	308,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,031
TOTAL JUST VALUE	308,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34061	GARAGE	488	05/13/2016
25730	SFR	476	04/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2220	12/19/2025	WD	Q	I	01	389,000
GRANTOR: GREENE KATHRYN						
GRANTEE: DEANGELO NICHOLAS R						
1481/826	12/15/2022	PB	U	I	19	0
GRANTOR: GREENE SANDRA S						
GRANTEE: GREENE KATHERYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N16 W16 S16 E16$ W16 PTO= N16 W12 S16 E12$ W12 N16 W25 S22 FGR= S23 E24 N23 W24$ E24 S31 E13 N6 FOP= E14 N6 W14 S6$ N6 E14 S12 E14 N37$.

LAND DESCRIPTION

TOTAL OB/XF 25,587

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	0		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: 1.02 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS