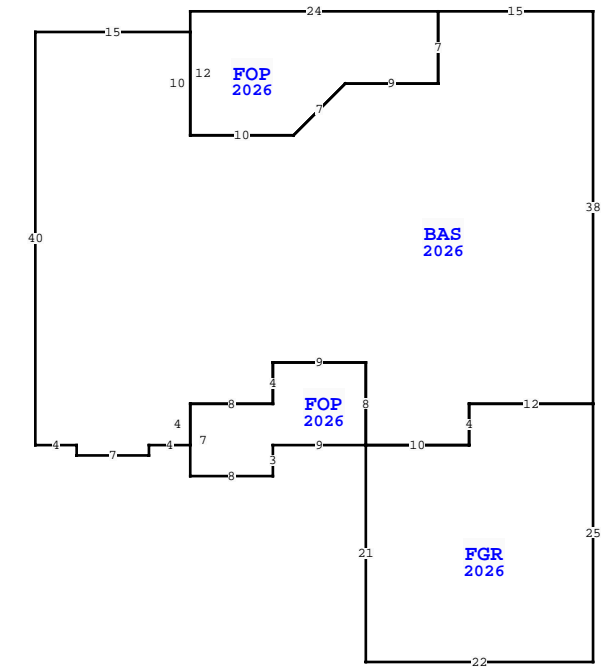


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
04	CENTRAL 100				
03	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MKT AREA		02		
16.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	2026	1,863	233,415
FGR	510	55	2026	280	35,081
FOP	128	30	2026	38	4,761
FOP	231	30	2026	69	8,645
TOTALS	2,732			2,250	281,902

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,250	111.8700	125.29	281,902	2025	2025	0	0	0.00	100.00
1 SINGLE FAM 100% - 2026 Heated Area: 1863 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		281,902	
TOTAL MARKET OB/XF VALUE		3,600	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		315,502	
SOH/AGL Deduction		168,198	
ASSESSED VALUE		147,304	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		95,893	
TOTAL JUST VALUE		315,502	
NCON VALUE		285,502	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		28,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055469	Screen Enclosure	23,000	04/14/2026
000055256	Swimming Pool and	72,000	03/17/2026
000052414	New Residential C	270,000	02/21/2025
000052324	Right-of-Way Acce		02/13/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/312	9/23/2025	WD	Q	I	01	384,000
GRANTOR: TERRY CRAIG A						
GRANTEE: COLE JOANNE E						
1514/974	5/08/2024	WD	Q	V	01	40,000
GRANTOR: LOOMIS CLINT						
GRANTEE: TERRY CRAIG A						

EXTRA FEATURES																
L N	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			5.00	100	2026	2025		100	3,600	

312 SW THISTLEWOOD LN, FORT WHITE

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=90,10] W15 S7 W9 D5L5 W10 N10 W15 S40 E4 S1 E7 N1 E4 N4 E8 N4 E9 S8 E10 N4 E12 N38 \$	
FOP=[YR=2026;ORIG=75,10] W24 S12 E10 U5R5 E9 N7 \$	
FOP=[YR=2026;ORIG=68,44] W9 S4 W8 S7 E8 N3 E9 N8 \$	
FGR=[YR=2026;ORIG=90,48] W12 S4 W10 S21 E22 N25 \$	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							