

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	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	1,863	100	2026	1,863	237,588
FGR	510	55	2026	280	35,708
FOP	128	30	2026	38	4,846
FOP	231	30	2026	69	8,800
TOTALS	2,732			2,250	286,942

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
				Heated Area: 1863			HX Base Yr 2026				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			286,942
TOTAL MARKET OB/XF VALUE			1,920
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			318,862
SOH/AGL Deduction			92,750
ASSESSED VALUE			226,112
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			174,701
TOTAL JUST VALUE			318,862
NCON VALUE			288,862
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			28,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051696	New Residential C	270,000	12/03/2024
000051687	Right-of-Way Acce		12/03/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/996	4/21/2025	WD Q	Q	I	01	370,000
GRANTOR: TERRY CRAIG A						
GRANTEE: MATTULL WILLIAM JOH						
1518/140	6/26/2024	WD Q	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			3.00	100	2026	2025		100	1,920	

284 SW THISTLEWOOD LN, FORT WHITE

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

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=81,10] 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=66,10] W24 S12 E10 U5R5 E9 N7 \$

FOP=[YR=2026;ORIG=59,44] W9 S4 W8 S4 S3 E8 N3 E9 N8 \$

FGR=[YR=2026;ORIG=81,48] 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							