LOT 23 THORNWOOD S/D.

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

MATTULL WILLIAM JOHN/DICKSON-MUTTULL JANELLE CATHE
284 SW THISTLEWOOD LN
FORT WHITE, FL 32038

2027

34-6S-16-04056-123

BUILDING CHARACTERISTICS

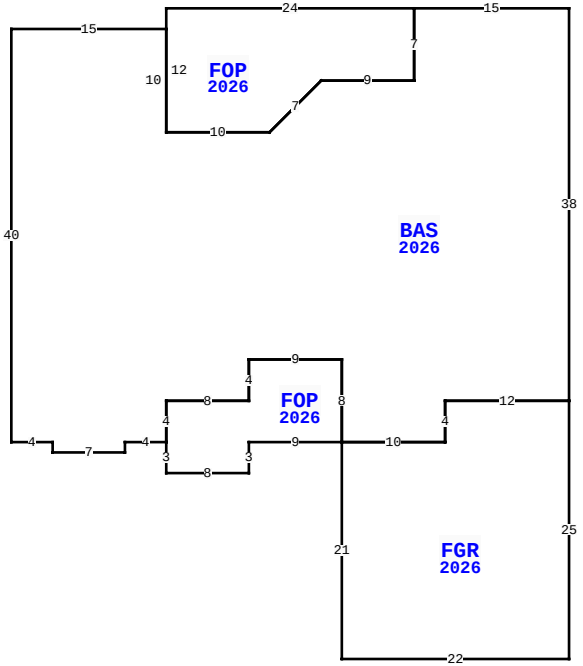
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,863	100	2026	1,863	229,261
FGR	510	55	2026	280	34,457
FOP	128	30	2026	38	4,676
FOP	231	30	2026	69	8,491
TOTALS	2,732			2,250	276,885

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	123.06	276,885	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1863 HX Base Yr 2026



284 SW THISTLEWOOD LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	276,885
TOTAL MARKET OB/XF VALUE	1,920
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	308,805
SOH/AGL Deduction	80,470
ASSESSED VALUE	228,335
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	176,924
TOTAL JUST VALUE	308,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,822

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	I	01	370,000
GRANTOR: TERRY CRAIG A						
GRANTEE: MATTULL WILLIAM JOH						
1518/140	6/26/2024	WD	Q	V	01	40,000
GRANTOR: LOOMIS CLINT						
GRANTEE: TERRY CRAIG A						

BUILDING NOTES

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 $
.

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	640.00	UT	3.00	3.00	100	2026	2025		100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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 04/21/2026 BY robin Total Acres: 1.11 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS