LOT 25 THORNWOOD S/D.

WD 1030-2804, WD 1058-1050, WD 1

HENSON CARL CRAIG/HENSON JULIE ANN
224 SW THISTLEWOOD LN
FORT WHITE, FL 32038

2027

34-6S-16-04056-125

BUILDING CHARACTERISTICS

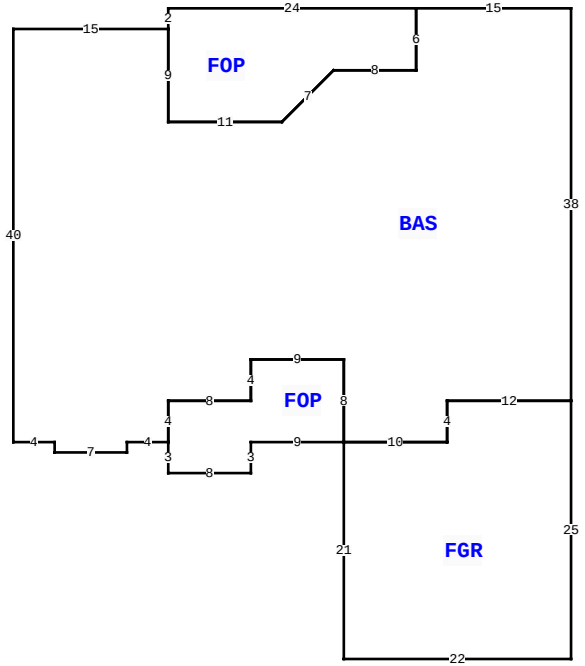
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,882	100		1,882	218,396
FGR	510	55		280	32,492
FOP	128	30		38	4,409
FOP	212	30		64	7,427
TOTALS	2,732			2,264	262,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	109.8900	120.88	273,672	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1882 HX Base Yr 2022



224 SW THISTLEWOOD LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	262,725
TOTAL MARKET OB/XF VALUE	2,880
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	295,605
SOH/AGL Deduction	127,861
ASSESSED VALUE	167,744
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	116,333
TOTAL JUST VALUE	295,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041264	New Residential C	175,000	02/17/2021
041264	SFR		02/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/1501	9/27/2021	WD	Q	I	01	318,000
GRANTOR: TERRY CRAIG A						
GRANTEE: HENSON CARL CRAIG						
1397/0571	10/22/2019	WD	Q	V	01	18,500
GRANTOR: LINDA L BELL AS TRUST						
GRANTEE: CRAIG A & LISA G TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,10] S40 E4 S1 E7 N1 E4 N4 E8 N4 E9 S8 E10 N4 E12 N38 W15 S6 W8 D5L5 W11 N9 W15 $
FOP=[ORIG=75,8] S2 S9 E11 U5R5 E8 N6 W24 $
FOP=[ORIG=75,46] S4 S3 E8 N3 E9 N8 W9 S4 W8 $
FGR=[ORIG=92,50] S21 E22 N25 W12 S4 W10 $
.

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	960.00	UT	3.00	3.00	100	2022	2021		100	2,880	

TOTAL OB/XF 2,880

LAND DESCRIPTION

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 05/20/2026 BY NH Total Acres: 1.25 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS