LOT 27 THORNWOOD S/D.

WD 1030-2804, WD 1094-932, WD 13

SHARPE TAMMY
156 SW THISTLEWOOD LN
FORT WHITE, FL 32038

2027

34-6S-16-04056-127

BUILDING CHARACTERISTICS

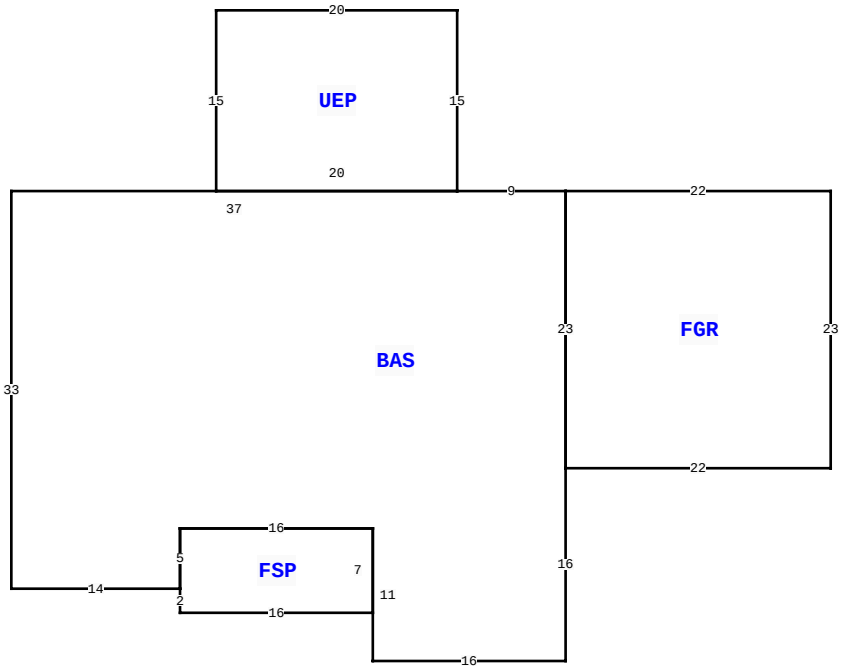
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,534	100		1,534	163,071
FGR	506	55		278	29,553
FSP	112	40		45	4,784
UEP	300	60		180	19,135
TOTALS	2,452			2,037	216,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	119.3100	131.24	267,336	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2017 Heated Area: 1534 HX Base Yr 2017



156 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	100	0	0	1,542.00	UT	2.50	2.50	100	2006	2006	3	100	3,855	
2	0169	FENCE/WOOD	0	100	0	0	420.00	UT	10.50	10.50	100	2010	2010	3	100	4,410	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,542
TOTAL MARKET OB/XF VALUE		10,465
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		257,007
SOH/AGL Deduction		84,729
ASSESSED VALUE		172,278
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,867
TOTAL JUST VALUE		257,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24353	SFR	435	04/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/2475	3/24/2016	WD	Q	I	01	165,000
GRANTOR: WILLIAM C MOON JR						
GRANTEE: TAMMY SHARPE						
1302/1749	10/02/2015	WD	U	I	11	100
GRANTOR: FRANCES L MATTHEWS						
GRANTEE: WILLIAM C MOON JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UEP= N15 W20 S15 E20$ W37 S33 E14 FSP= S2 E16 N7 W16 S5$ N5 E16 S11 E16 N16 FGR= E22 N23 W22 S23$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 10,465

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