LOT 28 THORNWOOD S/D.

WD 1030-2804, WD 1092-1719,

MOON WILLIAM C/MOON WENDY T
122 SW THISTLEWOOD LN
FORT WHITE, FL 32038

2027

34-6S-16-04056-128

BUILDING CHARACTERISTICS

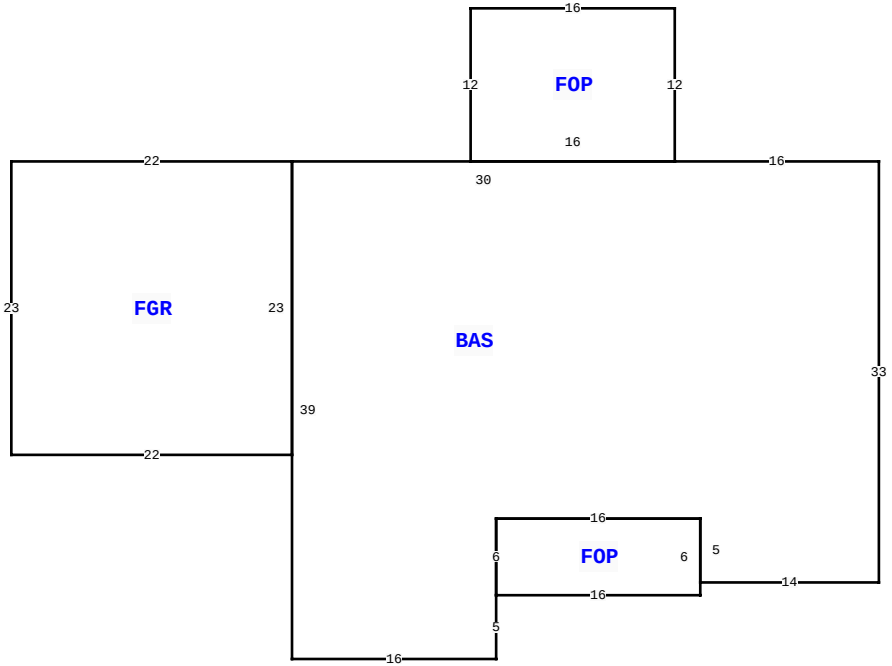
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	164,127
FGR	506	55		278	29,744
FOP	96	30		29	3,103
FOP	192	30		58	6,205
TOTALS	2,328			1,899	203,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	120.0860	132.09	250,839	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1534 HX Base Yr 2007



122 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	1,385.00	UT	2.50	2.50	100	2006	2006	3	100	3,463	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2008	2008	3	58	20,787	
3	0169	FENCE/WOOD	0	100	40	8	320.00	UT	13.50	13.50	100	2008	2008	3	100	4,320	
4	0030	BARN,MT	0	0	30	40	1,200.00	UT	12.00	12.00	100	2008	2008	3	100	14,400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,180
TOTAL MARKET OB/XF VALUE		44,470
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		277,650
SOH/AGL Deduction		90,560
ASSESSED VALUE		187,090
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		130,679
TOTAL JUST VALUE		277,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051783	Roof Replacement	14,300	12/11/2024
26245	POOL	115	09/17/2007
26019	STORAGE	90	07/13/2007
24360	SFR	392	04/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1092/1719	8/08/2006	WD	Q	I		189,900

GRANTOR: IMAGE DEVELOPMENT GRO

GRANTEE: WILLIAM & WENDY MOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N12 W16 S12 E16$ W30 FGR= W22 S23 E22 N23$ S39 E16 N5 FOP= E16 N6 W16 S6$ N6 E16 S5 E14 N33$.

LAND DESCRIPTION

TOTAL OB/XF 44,470

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