LOT 31 THORNWOOD S/D.

WD 1029-267, WD 1053-702, WD 108

PATEL KAUSHIKKUMAR/PATEL ANITABEN
292 SW GREENWOOD TER
FORT WHITE, FL 32038

2027

34-6S-16-04056-131

BUILDING CHARACTERISTICS

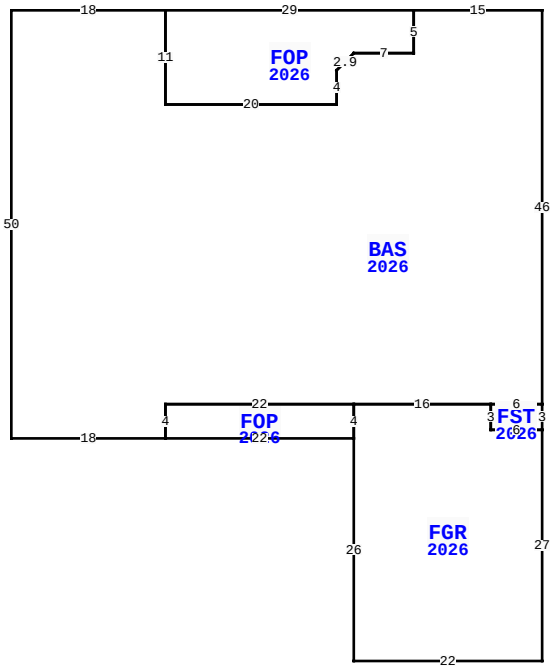
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,657	100	2026	2,657	334,543
FGR	642	55	2026	353	44,446
FOP	88	30	2026	26	3,274
FOP	267	30	2026	80	10,073
FST	18	55	2026	10	1,259
TOTALS	3,672			3,126	393,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,126	114.4600	125.91	393,595	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2657 HX Base Yr 2026



292 SW GREENWOOD TER, 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	3,000.00	UT	3.00	3.00	100	2026	2025		100	9,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		393,595
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		432,595
SOH/AGL Deduction		0
ASSESSED VALUE		432,595
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		381,184
TOTAL JUST VALUE		432,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049529	New Residential C	510,500	06/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/1384	2/10/2021	WD	Q	V	01	32,000
GRANTOR: RONALD CLARK CONSTRUC						
GRANTEE: PATEL KAUSHIKKUMAR						
1086/2103	5/30/2006	WD	Q	V	01	60,000
GRANTOR: RONALD W CLARK						
GRANTEE: RONALD CLARK CONSTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,-20] W15 S5 W7 D2L2 S4 W20 N11 W18 S50 E18 N4 E22 E16 E6 N46 $
FOP=[YR=2026;ORIG=-14,-20] S11 E20 N4 U2R2 E7 N5 W29 $
FOP=[YR=2026;ORIG=-14,26] S4 E22 N4 W22 $
FGR=[YR=2026;ORIG=30,29] W6 N3 W16 S4 S26 E22 N27 $
FST=[YR=2026;ORIG=30,26] W6 S3 E6 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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