LOT 32 THORNWOOD S/D

WD 1030-2804, WD 1170-1029, WD 1

THE DENISE GIMENEZ DECLARATION OF TRUST DATED AUGU
262 SW GREENWOOD TER
FORT WHITE, FL 32038

2027

34-6S-16-04056-132

BUILDING CHARACTERISTICS

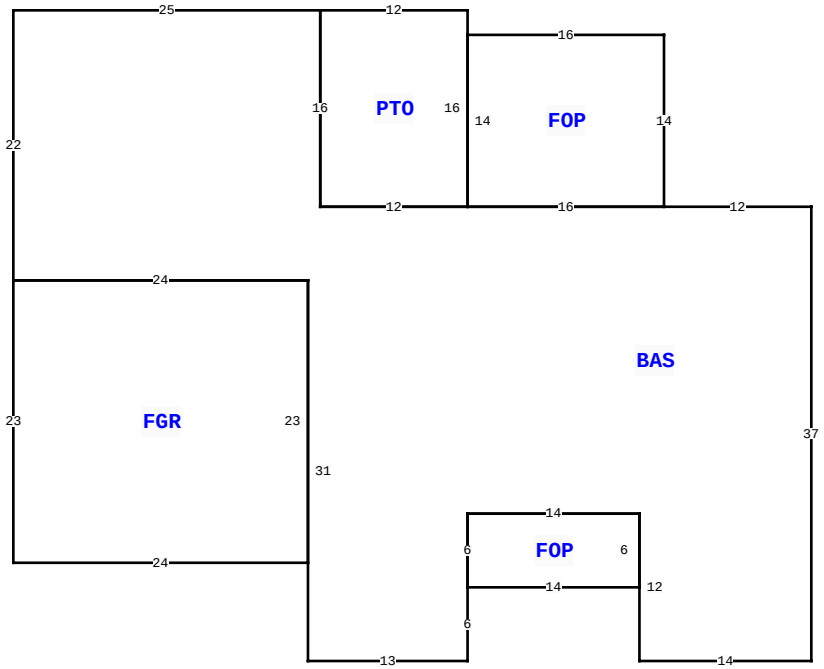
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,893	100		1,893	214,584
FGR	552	55		304	34,461
FOP	84	30		25	2,834
FOP	224	30		67	7,595
PTO	192	5		10	1,133
TOTALS	2,945			2,299	260,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	125.6756	138.24	317,814	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2020 Heated Area: 1893 HX Base Yr 2020



262 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	2,041.00	UT	3.00	3.00	100	2007	2007	3	100	6,123	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,607
TOTAL MARKET OB/XF VALUE		6,523
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		297,130
SOH/AGL Deduction		213,710
ASSESSED VALUE		83,420
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		27,009
TOTAL JUST VALUE		297,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052041	Roof Replacement	21,801	01/10/2025
25615	SFR	476	03/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/2033	6/26/2019	WD	Q	I	01	215,000
GRANTOR: NICKALOS JOSEPH & ALI						
GRANTEE: DENISSE GIMENEZ TRU						
1291/2400	3/30/2015	WD	Q	I	01	190,000
GRANTOR: MATTHEW J & LEANNE B						
GRANTEE: NICKALOS JOSEPH & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N14 W16 S14 E16$ W16 PTO= N16 W12 S16 E12$ W12 N16 W25 S22 FGR= S23 E24 N23 W24$ E24 S31 E13 N6 FOP= E14 N6 W14 S6$ N6 E14 S12 E14 N37$.

LAND DESCRIPTION

TOTAL OB/XF 6,523

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