LOT 35 THORNWOOD S/D.

WD 1030-2804, WD 1061-2551, WD 1

SCHOMBURG JOHN R/SCHOMBURG JANET
178 SW GREENWOOD TER
FORT WHITE, FL 32038

2027

34-6S-16-04056-135

BUILDING CHARACTERISTICS

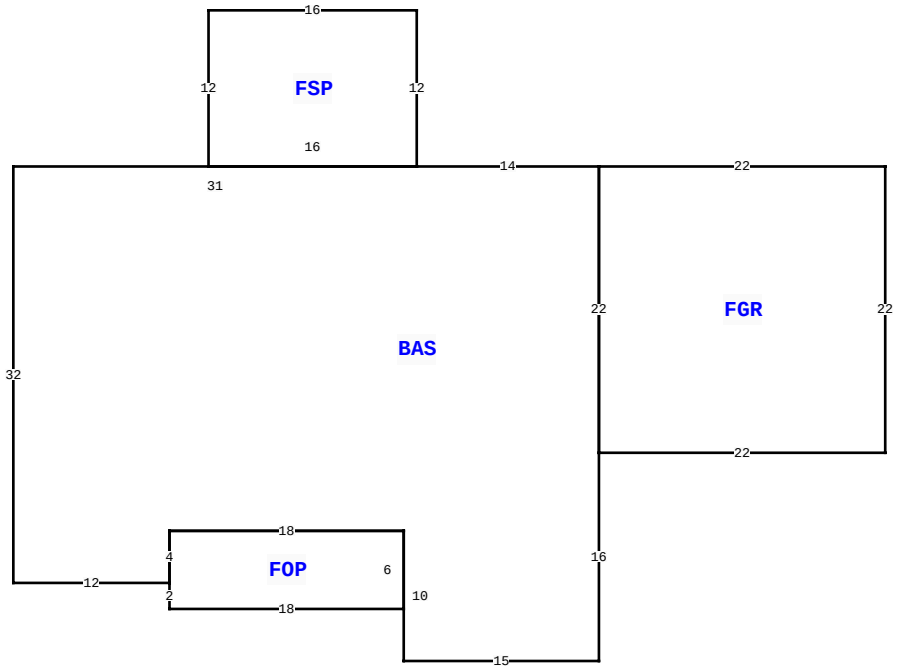
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,458	100		1,458	171,482
FGR	484	55		266	31,285
FOP	108	30		32	3,764
FSP	192	40		77	9,056
TOTALS	2,242			1,833	215,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,833	125.7900	138.37	253,632	2005	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2024 Heated Area: 1458 HX Base Yr



178 SW GREENWOOD TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	215,587
TOTAL MARKET OB/XF VALUE	6,591
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	252,178
SOH/AGL Deduction	0
ASSESSED VALUE	252,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,178
TOTAL JUST VALUE	252,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048097	Roof Replacement	19,900	09/13/2023
22921	SFR	407	03/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/67	8/04/2023	WD	Q	I	01	299,000
GRANTOR: BARBARA JEANNE LOPEZ						
GRANTEE: SCHOMBURG JOHN R						
1426/2727	12/17/2020	WD	U	I	30	100
GRANTOR: LOPEZ BARBARA						
GRANTEE: BARBARA JEANNE LOPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W16 S12 E16$ W31 S32 E12 FOP= S2 E18 N6 W18 S4$ N4 E18 S10 E15 N16 FGR= E22 N22 W22 S22$ N22$.

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	0	0	0	1,158.00	UT	2.50	2.50	100	2005	2005	3	100	2,895	
2	0294	SHED WOOD/	0	0	14	24	336.00	UT	11.00	11.00	100	2010	2010	3	100	3,696	

LAND DESCRIPTION

TOTAL OB/XF 6,591

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	0		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