L0TS 9 & 11 THORNWOOD S/D.
WD 1030-2804, WD 1226-1532, WD 1

ALLEN JOHN T JR
377 SW GREENWOOD TER
FORT WHITE, FL 32038

2026

34-6S-16-04056-147

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

407 SW GREENWOOD TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	21,600
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	77,600
SOH/AGL Deduction	3,312
ASSESSED VALUE	74,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,288
TOTAL JUST VALUE	77,600
NCON VALUE	21,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1033	6/17/2022	WD	Q	V	03	28,000
GRANTOR: PINTADO MARCELO R						
GRANTEE: ALLEN JOHN T JR						
1375/0244	12/21/2018	WD	Q	V	03	15,000
GRANTOR: CARL F & DOROTHY L HO						
GRANTEE: JOHN T ALLEN JR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	30	40	1.00	UT	21,600.00	21,600.00	100	2026	2025		100	21,600	

LAND DESCRIPTION

TOTAL OB/XF 21,600

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 06/02/2026 BY NH Total Acres: 2.50 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 06/08/2026 BY SYS