LOT 21 SANTA FE RIVER PLANTATION
REPLAT OF LOT 46.

RIX JUSTIN
553 SW MAGNOLIA LN
FORT WHITE, FL 32038

2022

30-7S-17-10058-611

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

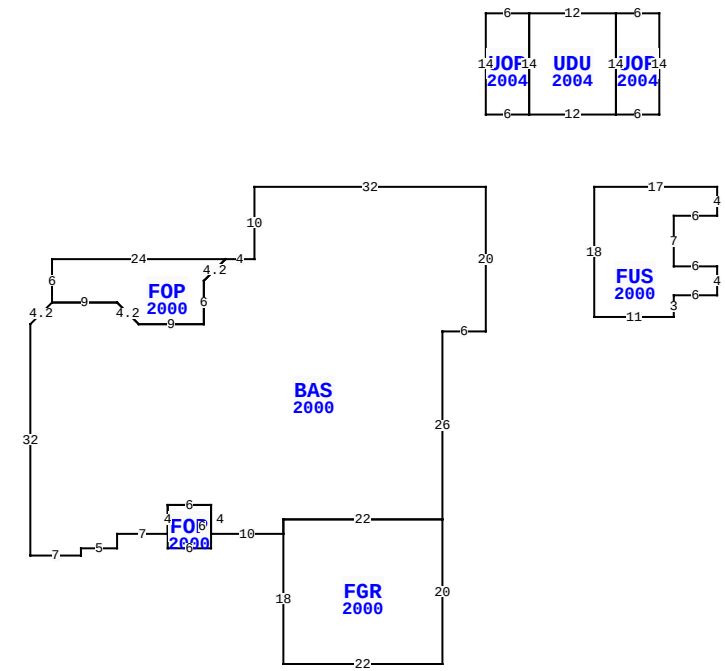
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD	30717.010	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	2,325	178,826
FGR	440	55	242	18,613
FOP	36	30	11	846
FOP	162	30	49	3,769
FUS	246	100	246	18,921
UDU	168	55	92	7,076
UOP	84	20	17	1,307
UOP	84	20	17	1,307
TOTALS	3,545		2,999	230,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,999	139.0864	97.36	291,983	2000	2000	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2008 HX Base Yr 2008



553 SW MAGNOLIA Ln, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		230,667
TOTAL MARKET OB/XF VALUE		4,864
TOTAL LAND VALUE - MARKET		38,160
TOTAL MARKET VALUE		273,691
SOH/AGL Deduction		45,296
ASSESSED VALUE		228,395
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,395
TOTAL JUST VALUE		273,691
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040809	Remodel	14,674	06/09/2021
000042593	Swimming Pool and	55,000	08/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1	6/15/2007	WD	Q	I		360,000
GRANTOR: PATRICK M & KIM GARMA						
GRANTEE: JUSTIN RIX						
2	6/18/2004	WD	Q	I		237,000
GRANTOR: RICKY & ROMONA BUXTON						
GRANTEE: PATRICK M & KIM GAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W32 S10 W4 FOP=[YR=2000] W24 S6 E9 R3 D3 E9 N6 R3 U3 $ D3 L3 S6 W9 U3 L3 W9 L3 D3 S32 E7 N1 E5 N2 E7 FOP=[YR=2000] S2 E6 N6 W6 S4$ N4 E6 S4 E10 FGR=[YR=2000] S18 E22 N20 W22 S2$ N2 E22 N26 E6 N20 $ PTR=[YR=2000] E15 FUS=[YR=2000] S18 E11 N3 E6 N4 W6 N7 E6 N4 W17$ W15 $ PTR=[YR=2004] N10 UOP=[YR=2004] N14 E6 UDU=[YR=2004] E12 UOP=[YR=2004] E6 S14 W6 N14 $ S14 W12 N14 $ S14 W6 $ S10 $.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,282.00	UT	2.00	2.00	100	2000	2000	3	100	2,564	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,864

LN	USE CODE	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	SFR	100		00	0.00	0.00	2.12	AC		1.00	1.00	1.00	18,000.00	18,000.00	38,160							

REVIEW DATE 01/26/2021 BY BC Total Acres: 2.12 Total Land Value: 38,160 Market: 0 Agricultural: 0 Common: 38,160 PRINTED 10/28/2021