LOT 2 REPLAT OF LOTS 33, 34 & 35
A REPLAT OF LOT 45 SANTA FE RIVE
PLANTATIONS.

SANDREY STACEY A
150 SW WOODLAND AVE
FORT WHITE, FL 32038

2023

30-7S-17-10060-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

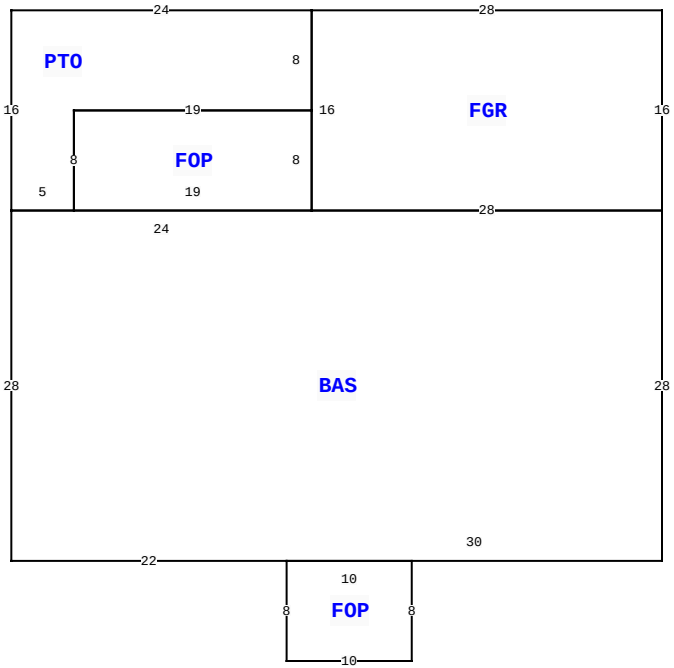
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	126,276
FGR	448	55	246	21,335
FOP	80	30	24	2,082
FOP	152	30	46	3,990
PTO	232	5	12	1,041
TOTALS	2,368		1,784	154,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	130.6193	108.41	193,403	2002	2002	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2005 HX Base Yr 2005



150 SW WOODLAND AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,722
TOTAL MARKET OB/XF VALUE		4,750
TOTAL LAND VALUE - MARKET		43,402
TOTAL MARKET VALUE		202,874
SOH/AGL Deduction		52,543
ASSESSED VALUE		150,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,331
TOTAL JUST VALUE		202,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

LAND:1:1: BACK PART NOT BUILDABLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18855	SFR	280	10/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1017/0252	5/25/2004	WD	Q	I		154,000
GRANTOR: VICTORIA ALFORD						
GRANTEE: STACEY A SANDREY						
0932/0679	7/27/2001	WD	Q	V		17,500
GRANTOR: JIMMY & JUDY FOUNTAIN						
GRANTEE: VICTORIA ALFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N28 FGR= N16 W28 S16 E28$ W28 FOP= N8 PTO= N8 W24 S16 E5 N8 E19$ W19 S8 E19$ W24 S28 E22 FOP= S8 E10 N8 W10$ E30$.

EXTRA FEATURES

L N	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	2,375.00	UT	2.00	2.00	100	2002	2002	3	100	4,750	

LAND DESCRIPTION

TOTAL OB/XF 4,750

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.74	AC		1.00	1.00	0.72	22,000.00	15,840.00	43,402							

REVIEW DATE 01/31/2014 BY TW Total Acres: 2.74 Total Land Value: 43,402 Market: 0 Agricultural: 0 Common: 43,402 PRINTED 03/22/2023