

LOT 38, 39 & 40 UNIT 11 THREE RI
409-210, 719-390, 821-1011, 955-

THE BLACKWELL FAMILY TRUST
978 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

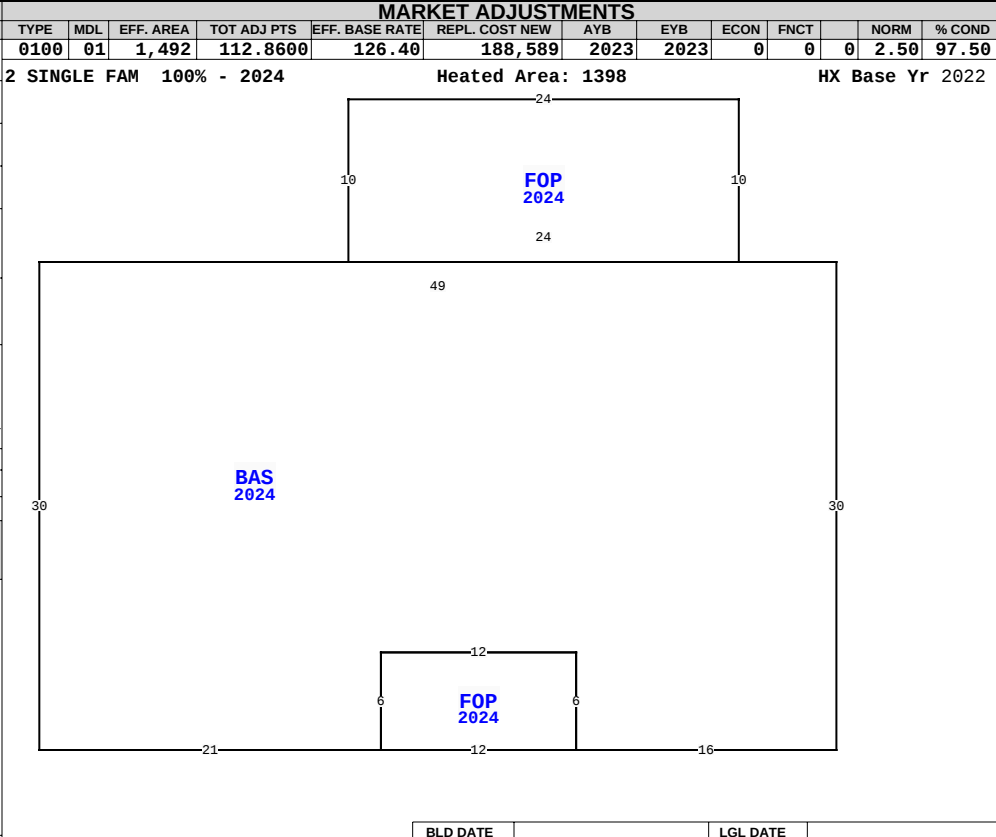
00-00-00-00856-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC 100000.11 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100	2024	1,398	172,289
FOP	72	30	2024	22	2,711
FOP	240	30	2024	72	8,873
TOTALS	1,710			1,492	183,874



978 SW WASHINGTON AVE, FORT WHITE

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/30/2024 MLU

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	
2	0040	BARN,POLE	0	100	13	21	273.00	UT	4.00	4.00	100	1993	1993	3	100	1,092	
3	0040	BARN,POLE	0	100	30	60	1.00	UT	18,000.00	18,000.00	100	2023	2022		100	18,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000		
2	0100	C	SFR	100					1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000		

REVIEW DATE 11/20/2024 BY jerry Total Acres: 2.87 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		183,874			
TOTAL MARKET OB/XF VALUE		20,492			
TOTAL LAND VALUE - MARKET		60,000			
TOTAL MARKET VALUE		264,366			
SOH/AGL Deduction		107,868			
ASSESSED VALUE		156,498			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		105,776			
TOTAL JUST VALUE		264,366			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		266,724			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045214	New Residential C	200,000	08/17/2022
000042432	Storage Building	10,000	10/18/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1442/1317	7/08/2021	WD	U	I	30	100	
GRANTOR: BLACKWELL EDMUND W JR							
GRANTEE: THE BLACKWELL FAMIL							
1429/1823	2/01/2021	TR	Q	I	01	96,000	
GRANTOR: COMARTIE ROBIN TRUSTE							
GRANTEE: BLACKWELL EDMUND W							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=-10,-10] W49 S30 E21 N6 E12 S6 E16 N30 \$									
FOP=[YR=2024;ORIG=-40,-20] E24 S10 W24 N10 \$									
FOP=[YR=2024;ORIG=-38,14] E12 S6 W12 N6 \$									