

LOT 6 ASHLEY ACRES S/D.
AG 1028-2658, AG 1312-1284, CT 1

BELL PHILIP/BELL TERA
2488 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

17-6S-17-09690-106



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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	3	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	17617.00	1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	112.5200	126.02	234,397	2023	2023	0	0	0	2.00	98.00
1 SINGLE FAM		100% - 2024		Heated Area: 1800				HX Base Yr 2024				
BAS 2024 FOP 2024												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		229,709	
TOTAL MARKET OB/XF VALUE		20,120	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		304,829	
SOH/AGL Deduction		94,418	
ASSESSED VALUE		210,411	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		159,689	
TOTAL JUST VALUE		304,829	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,173	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	222,299
FOP	200	30	2024	60	7,410
TOTALS	2,000			1,860	229,709

2488 SW TOMMY LITES ST, FORT WHITE										XF DATE			LAND DATE	04/07/2025	MLU
										INC DATE			AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	18,720.00	18,720.00	100	2021	2020		100	18,720						
1.00	UT	1,400.00	1,400.00	100	2021	2020		100	1,400						

LAND DESCRIPTION										TOTAL OB/XF										20,120									
L N	USE CODE	CLS	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	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												
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