

9.45 ACRES IN SE COR OF SE1/4 OF
EX .95 AC AC DESC 805-1099, 464-

ALVAREZ KENIEL LUIS/MULLINS KAITLIN M
2247 SW OLD BELLAMY RD
FORT WHITE, FL 32038

2026

31-6S-17-09824-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC 31617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,603	100		2,603	172,846
FEP	165	80		132	8,765
FGR	660	55		363	24,104
FOP	30	30		9	597
FST	144	55		79	5,246

TOTALS 3,602 3,186 211,558

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0030	BARN,MT	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,600	

LAND DESCRIPTION

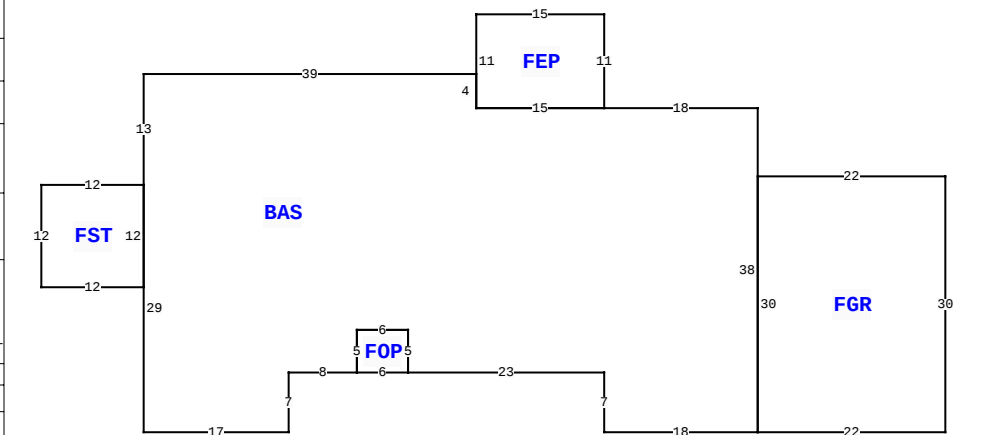
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	80,750							

REVIEW DATE 11/29/2018 BY DF

2247 SW OLD BELLAMY RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,186	89.8320	100.61	320,543	1991	1991	0	0	0	34.00	66.00
1 SINGLE FAM 100% - 2018					Heated Area: 2603				HX Base Yr 2018			



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		211,558
TOTAL MARKET OB/XF VALUE		5,700
TOTAL LAND VALUE - MARKET		80,750
TOTAL MARKET VALUE		298,008
SOH/AGL Deduction		113,890
ASSESSED VALUE		184,118
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,396
TOTAL JUST VALUE		298,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37388	MAINT/ALTR	75	10/31/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/2152	5/10/2017	WD	U	I	12	80,100
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: KENIEL LUIS ALVAREZ						
1309/2453	1/27/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (ANNI						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 FEP= N11 W15 S11 E15\$ W15 N4 W39 S13 FST= W12 S12
E12 N12\$ S29 E17 N7E8 FOP= E6 N5 W6 S5\$ N5 E6 S5 E23 S7 E18
FGR= E22 N30 W22 S30\$ N38\$.

Total Acres: 8.50 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 10/14/2025 BY SYS