LOTS 5 & 6 FERNWOOD ESTATES.

BLEVINS WADE N
P O BOX 431
FT WHITE, FL 32038

2026

36-5S-15-00485-065

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

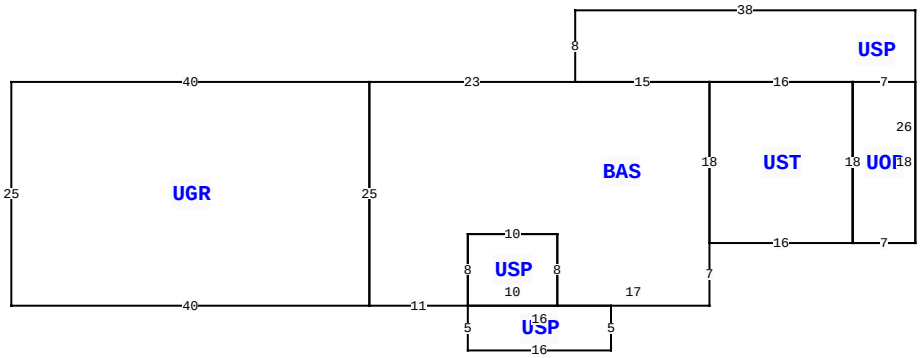
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100		870	43,572
UGR	1,000	45		450	22,537
UOP	126	20		25	1,252
USP	80	35		28	1,402
USP	80	35		28	1,402
USP	430	35		150	7,513
UST	288	45		130	6,511
TOTALS	2,874			1,681	84,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	68.7960	77.05	129,521	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 870 HX Base Yr 1995



4628 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,189
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		176,689
SOH/AGL Deduction		99,442
ASSESSED VALUE		77,247
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,525
TOTAL JUST VALUE		176,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,689

LAND:1:1: 11.71 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049498	Roof Replacement	6,500	03/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0510/0117	4/01/1983	WD	Q	I		24,700
GRANTOR:						
GRANTEE:						
0463/0171	12/01/1979	03	Q	V		24,680
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UGR= W40 S25 E40 N25$ S25 E11 USP= S5 E16 N5 W16$ USP= E10 N8 W10 S8$ N8 E10 S8 E17 N7 UST= E16 UOP= E7 N18 W7 S18$ N18 W16 S18$ N18 USP= E16 S18 E7N26 W38 S8 E15$ W15$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,500

LN	USE CODE	CLS	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	C	SFR	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	90,000							

REVIEW DATE 08/01/2016 BY DF Total Acres: 11.71 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/19/2025 BY SYS