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

2027

00-00-00-00856-003

BUILDING CHARACTERISTICS

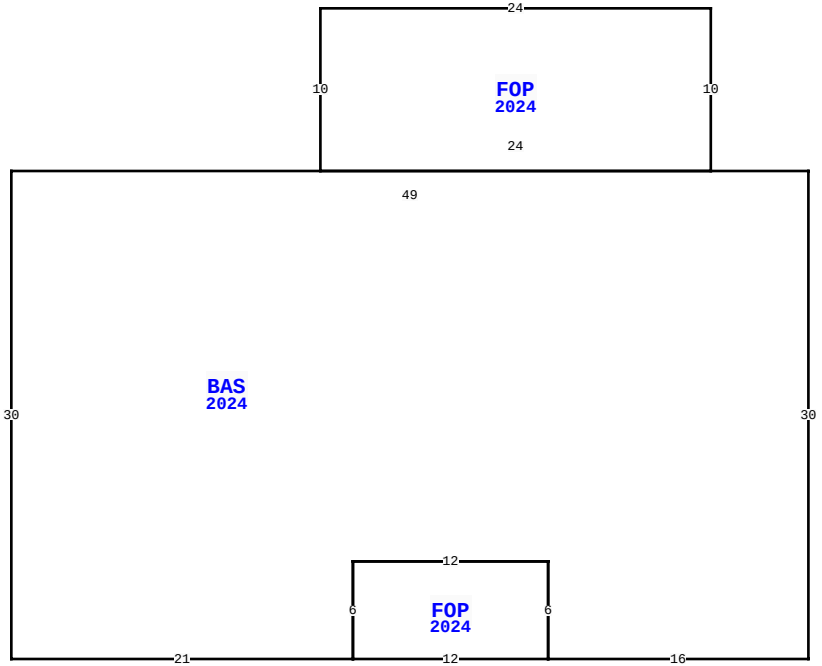
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	169,223
FOP	72	30	2024	22	2,663
FOP	240	30	2024	72	8,716
TOTALS	1,710			1,492	180,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,492	112.8600	124.15	185,232	2023	2023	0	0	0	2.50	97.50

2 SINGLE FAM 100% - 2024 Heated Area: 1398 HX Base Yr 2022



978 SW WASHINGTON AVE, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	180,601
TOTAL MARKET OB/XF VALUE	20,492
TOTAL LAND VALUE - MARKET	78,000
TOTAL MARKET VALUE	279,093
SOH/AGL Deduction	118,370
ASSESSED VALUE	160,723
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	109,312
TOTAL JUST VALUE	279,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,366

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 $
.

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	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 20,492

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	1.00	26,000.00	26,000.00	52,000							
2	0100	C	SFR	100					1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 11/20/2024 BY jerry Total Acres: 2.87 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 11/20/2026 BY SYS