LOTS 77, 78 & 79 UNIT 21 THREE R
592-542, 595-762, 687-217, 645-4

WELLS JILL S/WELLS JENNIFER L
231 SW ALBANY TER
FORT WHITE, FL 32038-9802

2026

00-00-00-01346-000

BUILDING CHARACTERISTICS

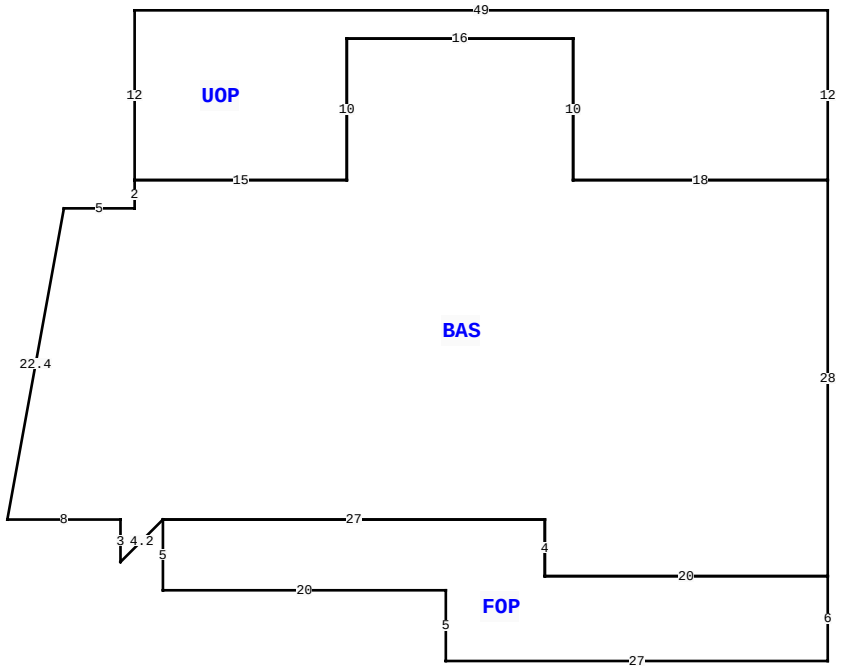
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.21	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100		1,575	126,976
FOP	290	30		87	7,014
UOP	428	20		86	6,934
TOTALS	2,293			1,748	140,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	110.7400	124.03	216,804	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1575 HX Base Yr 2020



231 SW ALBANY TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,923
TOTAL MARKET OB/XF VALUE		67,715
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		273,438
SOH/AGL Deduction		130,270
ASSESSED VALUE		143,168
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,757
TOTAL JUST VALUE		273,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048547	Roof Replacement	9,500	10/31/2023
000043737	Roof Replacement	15,270	02/18/2022
18071	PUMP/UTPOL	30	03/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/2089	1/04/2019	WD	Q	I	01	197,500
GRANTOR: DONALD REX & PHILLIS						
GRANTEE: JILL S & JENNIFER W						
0592/0542	5/01/1986	WD	Q	V		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N28 UOP= N12 W49 S12 E15 N10 E16 S10 E18$ W18 N10 W16 S10 W15 S2 W5 L4 D22 /E8/S3 U3 R3 FOP= S5 E20 S5 E27 N6 W20 N4 W27$ E27 S4 E20$.

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	0296	SHED METAL	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	739	
2	0021	BARN,FR AE	0	100	0	2	3,000.00	UT	20.00	20.00	100	0	0	3	100	60,000	
3	0261	PRCH, UOP	0	100	12	32	1.00	UT	0.00	0.00	100	0	0	3	100	576	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,600	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 67,715

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	300.00	200.00	3.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	64,800							

REVIEW DATE 11/20/2023 BY JS Total Acres: 1.38 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 06/19/2026 BY SYS