

LOT 35 BLOCK 1 UNIT 23 THREE RIV  
719-580, 794-285, 797-2079, 817-

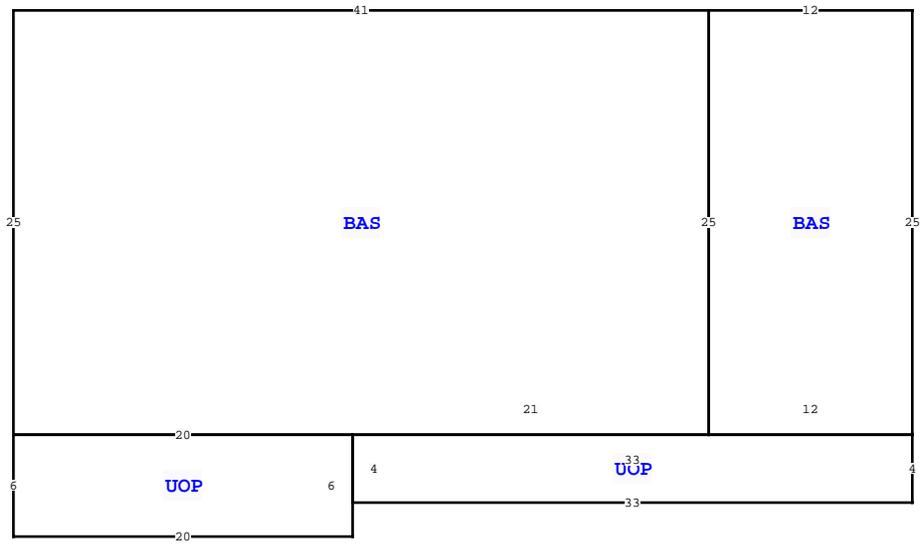
ALESSI STEPHANIE/ALESSI MARK  
850 SW UTAH ST  
FORT WHITE, FL 32038

**2026**

00-00-00-01429-035

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	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	100000.23	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	300	100	
BAS	1,025	100	
UOP	120	20	
UOP	132	20	
TOTALS	1,577		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,375	119.1000	133.39	183,411	1990	2020	0	0	5.13	94.87
1 SINGLE FAM 100% - 2024 Heated Area: 1325 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			174,002
TOTAL MARKET OB/XF VALUE			1,905
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			193,907
SOH/AGL Deduction			90,870
ASSESSED VALUE			103,037
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			51,626
TOTAL JUST VALUE			193,907
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2577	5/02/2022	WD	Q	I	05	240,000
GRANTOR: AKINS RONALD L						
GRANTEE: ALESSI STEPHANIE						
1442/1354	7/19/2021	WD	Q	I	05	65,000
GRANTOR: SMITH LENETTE M						
GRANTEE: AKINS RONALD L						

EXTRA FEATURES		850 SW UTAH ST, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.40
2	0296	SHED METAL	3.50

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/30/2024		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W41 S25 E20 E21 N25 \$	
BAS=[ORIG=0,0] S25 E12 N25 W12 \$	
UOP=[ORIG=-21,25] S4 E33 N4 W33 \$	
UOP=[ORIG=-41,25] S6 E20 N6 W20 \$	

LAND DESCRIPTION										TOTAL OB/XF														
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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							