

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

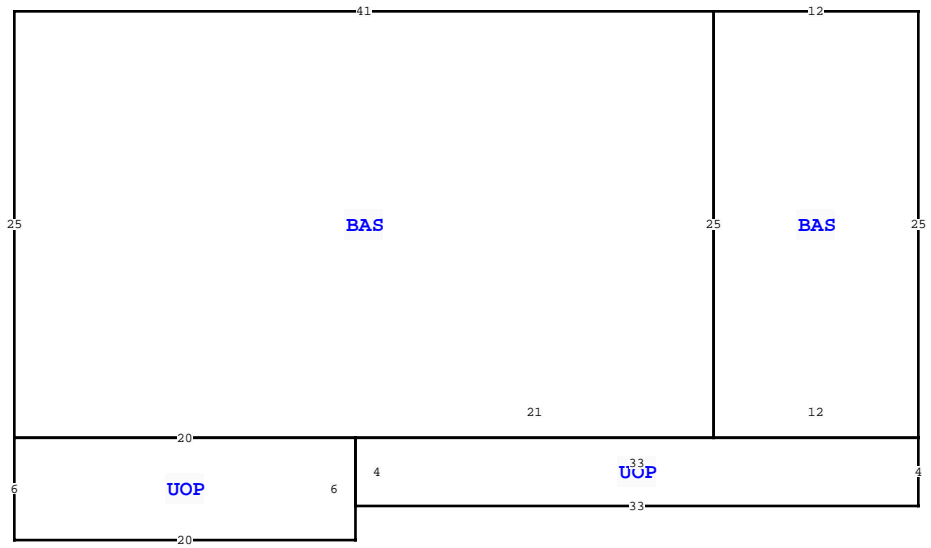
ALESSI STEPHANIE/ALESSI MARK
850 SW UTAH ST
FORT WHITE, FL 32038

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 | | | 24,000 |
| TOTAL MARKET VALUE | | | 199,907 |
| SOH/AGL Deduction | | | 96,870 |
| ASSESSED VALUE | | | 103,037 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 51,626 |
| TOTAL JUST VALUE | | | 199,907 |
| 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 | | BLD DATE | | XF DATE | | INC DATE | | LGL DATE | | LAND DATE | | AG DATE | | | | | |
|----------------|------------|-------------|-----|---------|----|----------|--------|----------|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L | 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 | 0166 | CONC, PAVMT | 0 | 100 | 49 | 9 | 441.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 617 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 16 | 23 | 368.00 | UT | 3.50 | 3.50 | 100 | 1993 | 1993 | 3 | 100 | 1,288 | |

| TOTAL OB/XF | | | | | | | | | | | | 1,905 | |
|----------------------------|--|--|--|--|--|--|--|--|--|--|--|-------|--|
| 850 SW UTAH ST, FORT WHITE | | | | | | | | | | | | | |

| 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 | | | | | | | | | | | | 1,905 | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | | |