LOTS 5 THRU 14 BLOCK 3 KOONS S/D
& THAT PORTION OF CLOSED STREETS
LOTS 5, 6,7,8,9 & 10 BLK 3 AS DE

ALVAREZ KAITLIN
2247 SW OLD BELLAMY RD
FORT WHITE, FL 32038

2027

00-00-00-14489-000

BUILDING CHARACTERISTICS

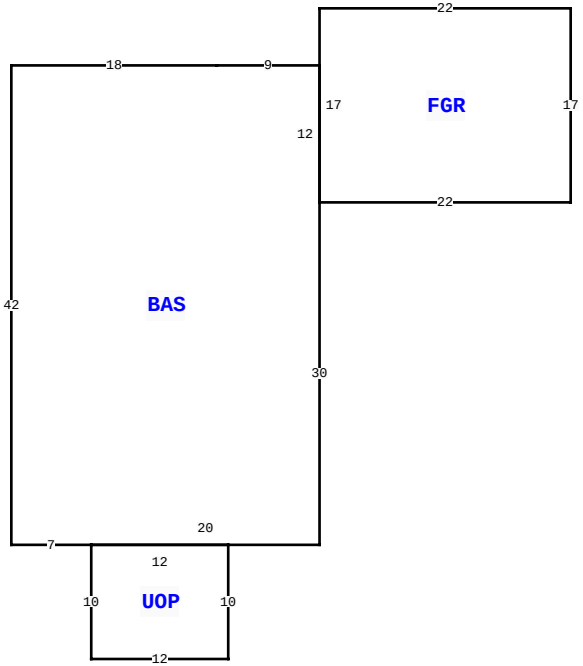
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100		1,134	14,851
FGR	374	55		206	2,698
UOP	120	20		24	314
TOTALS	1,628			1,364	17,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,364	59.5296	65.48	89,315	1934	1934	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2024 Heated Area: 1134 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

6359 SW COUNTY ROAD 18 , FORT WHITE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,863
TOTAL MARKET OB/XF VALUE	1,340
TOTAL LAND VALUE - MARKET	43,756
TOTAL MARKET VALUE	62,959
SOH/AGL Deduction	0
ASSESSED VALUE	62,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,959
TOTAL JUST VALUE	62,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054962	Roof Replacement	10,000	02/05/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/2476	8/21/2026	WD	Q	I	01	119,000
GRANTOR: JOEST FRED W						
GRANTEE: ALVAREZ KAITLIN						
1500/2085	10/13/2023	WD	Q	I	01	67,500
GRANTOR: RAGANS MARILYN F						
GRANTEE: JOEST FRED W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S42 E7 UOP= S10 E12N10 W12$ E20 N30 FGR= E22 N17 W22 S17$ N12 W9$.

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	0	12	20	240.00	UT	7.50	7.50	30	1993	1993	3	30	540	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,340

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	0			0.00	0.00	54,695.00	SF		1.00	1.00	1.00	0.80	0.80	43,756							

REVIEW DATE 05/29/2026 BY NH Total Acres: 1.26 Total Land Value: 43,756 Market: 0 Agricultural: 0 Common: 43,756 PRINTED 11/17/2026 BY SYS