LOT 6 BELLAMY ESTATES.
536-542, DC 860-1018, LE 1200-21

BLANKENSHIP BRIAN A
4454 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

01-6S-15-00500-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1615.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

254 SW HAWKINS CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,082
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	35,082
SOH/AGL Deduction	6,392
ASSESSED VALUE	28,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,690
TOTAL JUST VALUE	35,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/1660	11/01/2022	WD	Q	I	01	35,000
GRANTOR: CARNES JOHN L						
GRANTEE: BLANKENSHIP BRIAN A						
1200/2168	9/03/2010	LE	U	I	14	100
GRANTOR: BETTY LOU WAGES (ENHA						
GRANTEE: JOHN L CARNES						

BUILDING NOTES

BUILDING DIMENSIONS

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	24	288.00	UT	4.80	4.80	100	0	0	3	100	1,382	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 13,082

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	0700	C	MISC RES	0		A-1	144.00	303.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/07/2023 BY CP Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 05/08/2026 BY SYS