LOT 3 BLOCK 3 WILSON SPRINGS COM
DESC AS: COMM AT NE COR OF SE1/4
1218.72 FT, CONT SOUTH 967.53 FT

MELLA CHRISTOPHER/MELLA MANDI
298 SW DAKOTA CT
FORT WHITE, FL 32038

2027

01-7S-15-04149-303

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

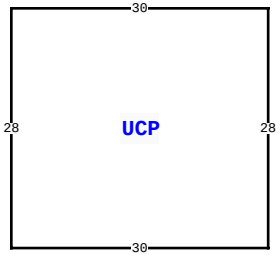
NEIGHBORHOOD/LOC 6716.0400 1.00/

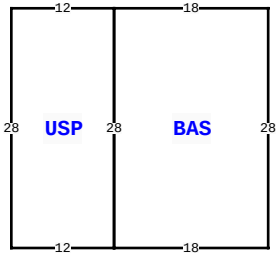
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	37,505
UCP	840	20		168	12,502
USP	336	35		118	8,781
TOTALS	1,680			790	58,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	790	88.7220	108.24	85,510	1960	2000	0	0	0	31.25	68.75

1 SFR PILING 0% - 2025 Heated Area: 504 HX Base Yr





126 SW MONUMENT LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	58,788
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	98,788
SOH/AGL Deduction	0
ASSESSED VALUE	98,788
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,788
TOTAL JUST VALUE	98,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1150	12/12/2024	WD	Q	I	01	110,000
GRANTOR: POLTORAK JERRY						
GRANTEE: MELLA CHRISTOPHER						
0973/1495	1/29/2003	WD	Q	V		25,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: POLTORAK & MOON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 USP= W12 S28 E12 N28$ S28 E18 N28$ PTR= N20 UCP= N28 W30 S28 E30$ S20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 12/18/2024 BY ME Total Acres: 0.89 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS