

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

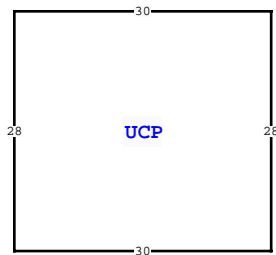
MELLA CHRISTOPHER/MELLA MANDI  
298 SW DAKOTA CT  
FORT WHITE, FL 32038

**2026**

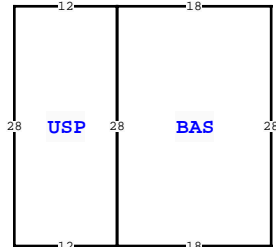
01-7S-15-04149-303  
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	PILING	0%	- 2025								
					Heated Area: 504			HX Base Yr				



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



126 SW MONUMENT LN, FORT WHITE

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

EXTRA FEATURES																
L N	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																								
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

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			5,445
ASSESSED VALUE			93,343
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			93,343
TOTAL JUST VALUE			98,788
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,857

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\$.