

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



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

UCP

30
28
30

USP BAS

12 18
28 28 28
12 18

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				58,788		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				25,000		
TOTAL MARKET VALUE				83,788		
SOH/AGL Deduction				0		
ASSESSED VALUE				83,788		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				83,788		
TOTAL JUST VALUE				83,788		
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\$.						

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														TOTAL OB/XF										
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	25,000.00	25,000.00	25,000							