COMM NW COR RUN S 190.11 FT TO S
A CO GRD RD FOR POB, NE ALONG S
FT, S 770.12 FT, W 542.17 FT TO

FARRIS HAROLD EDWARD JR
2210 SW OLD BELLAMY RD
FORT WHITE, FL 32038-8144

2027

05-7S-17-09920-002

BUILDING CHARACTERISTICS

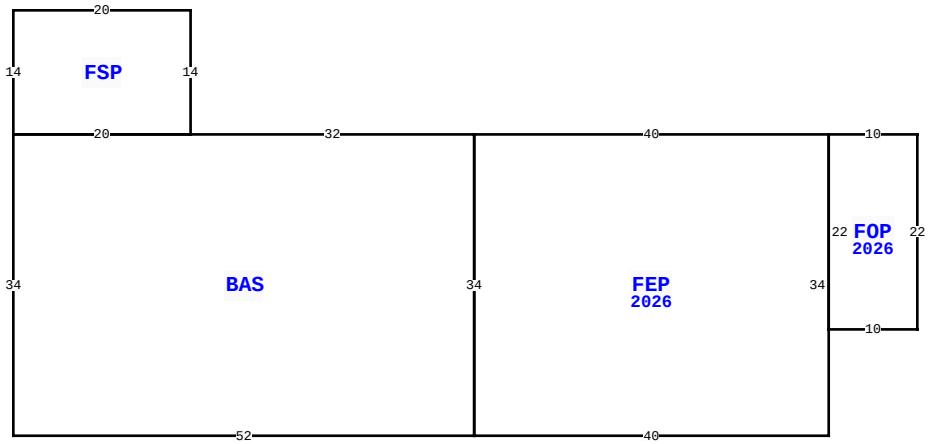
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	156,463
FEP	1,360	80	2026	1,088	96,285
FOP	220	30	2026	66	5,841
FSP	280	40		112	9,912
TOTALS	3,628			3,034	268,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,034	123.7720	136.15	413,079	1985	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1768 HX Base Yr 2018



2210 SW OLD BELLAMY RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0011	BARN,BLK A	0	100	24	24	576.00	UT	15.00	15.00	100	0	0	3	100	8,640	
2	0040	BARN,POLE	0	100	24	65	1,560.00	UT	3.00	3.00	100	0	0	3	100	4,680	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0294	SHED WOOD/	0	100	12	40	480.00	UT	9.00	9.00	100	0	0	3	100	4,320	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	350.00	350.00	100	2026	2025		100	350	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
9	0280	POOL R/CON	0	100	8	18	144.00	UT	70.00	70.00	100	2026	2025		98	9,878	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		268,501
TOTAL MARKET OB/XF VALUE		35,768
TOTAL LAND VALUE - MARKET		89,862
TOTAL MARKET VALUE		394,131
SOH/AGL Deduction		142,537
ASSESSED VALUE		251,594
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,183
TOTAL JUST VALUE		394,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,002

SALE:2:1: CERTIFICATE OF TITLE

SALE:1:1: 8.81 AC WITH HOUSE - SALE TOO LOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049309	Screen Enclosure	7,000	02/28/2024
000048843	Screen Enclosure	30,000	12/13/2023
000048831	Roof Replacement	17,000	12/12/2023
000045946	Electrical Servic	0	11/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/1702	8/03/2016	WD	U	I	11	0
GRANTOR: KURT M JOHNSEN						
GRANTEE: HAROLD EDWARD FARRI						
1164/0912	12/10/2008	QC	Q	I	01	100
GRANTOR: JEANNE M GALLIGAN						
GRANTEE: KURT M JOHNSEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 W20 S34 E52 N34 $
FEP=[YR=2026;ORIG=0,0] E40 S34 W40 N34 $
FSP=[ORIG=-32,0] N14 W20 S14 E20 $
FOP=[YR=2026;ORIG=40,0] E10 S22 W10 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 35,768

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	100		A-1	0.00	0.00	8.81	AC		1.00	1.00	0.85	12,000.00	10,200.00	89,862							

REVIEW DATE 07/07/2026 BY AJ Total Acres: 8.81 Total Land Value: 89,862 Market: 0 Agricultural: 0 Common: 89,862 PRINTED 11/17/2026 BY SYS