COMM SW COR OF SE1/4, RUN N 479.
CONT N 429.71 FT, E 518.73 FT, S
518.89 FT TO POB. (AKA PART OF L

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

2026

06-7S-16-04150-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0300 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

256 SW BYRON CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,880
TOTAL MARKET VALUE	26,880
SOH/AGL Deduction	0
ASSESSED VALUE	26,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,880
TOTAL JUST VALUE	26,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1463/2663	4/08/2022	WD	Q	V	01	34,000
GRANTOR: KEMP TROY						
GRANTEE: BLANKENSHIP BRIAN A						
1354/2585	7/06/2017	WD	U	V	11	0
GRANTOR: TERRY A & PATRICIA BI						
GRANTEE: TROY & PATRICIA KEM						

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

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.12	AC		1.00	1.00	0.70	7,500.00	5,250.00	26,880							

REVIEW DATE 06/01/2022 BY MLU Total Acres: 5.12 Total Land Value: 26,880 Market: 0 Agricultural: 0 Common: 26,880 PRINTED 03/25/2026 BY SYS