LOT 6 ASHLEY ACRES S/D.

AG 1028-2658, AG 1312-1284, CT 1

BELL PHILIP/BELL TERA
2488 SW TOMMY LITES ST
FORT WHITE, FL 32038

2027

17-6S-17-09690-106

BUILDING CHARACTERISTICS

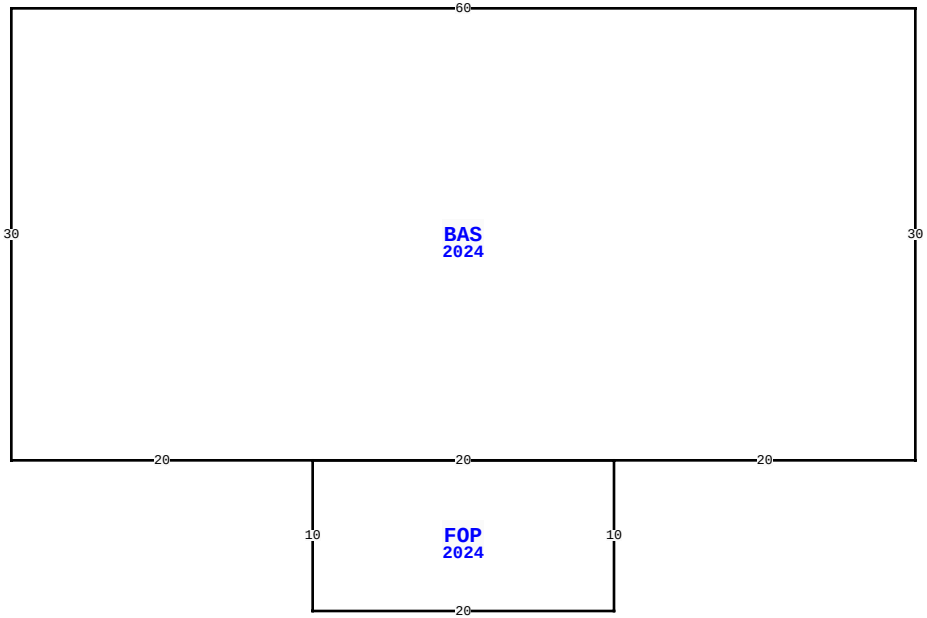
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	218,330
FOP	200	30	2024	60	7,277
TOTALS	2,000			1,860	225,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	112.5200	123.77	230,212	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1800 HX Base Yr 2024



2488 SW TOMMY LITES ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0210	GARAGE U	0	100	40	52	1.00	UT	18,720.00	18,720.00	100	2021	2020		100	18,720	
2	0251	LEAN TO W/	0	100	10	40	1.00	UT	1,400.00	1,400.00	100	2021	2020		100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,608
TOTAL MARKET OB/XF VALUE		20,120
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		310,728
SOH/AGL Deduction		94,635
ASSESSED VALUE		216,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,682
TOTAL JUST VALUE		310,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053503	Electrical Servic		07/02/2025
000044428	New Residential C	262,740	05/16/2022
41125	STORAGE		01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1564	9/12/2018	WD	Q	V	01	24,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: PHILIP & TERA BELL						
1367/1614	8/24/2018	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S30 E20 E20 E20 N30 W60 $
FOP=[YR=2024;ORIG=80,40] S10 E20 N10 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,120

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/31/2025 BY tommy Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS