

LOT 21 OF HILLS OF FORT WHITE DE
COMM SE COR OF SE 1/4 OF SEC 30,
FT, CONT W 345.14 FT, N 728.86 F

MARTIN CARLOS TOMAS/MARTIN SARA ELIZABETH
284 SW BLAST CT
FORT WHITE, FL 32038

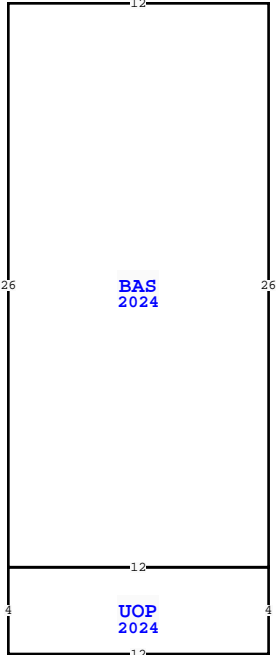
2026

30-6S-16-04002-021



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 27 | PREFIN MTL 100 | |
| Exterior Wall | 00 | N/A 0 | |
| Roof Structure | 03 | GABLE/HIP 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 02 | WALL BD/WD 100 | |
| Interior Floor | 13 | LAM/VNLPLK 100 | |
| Interior Floor | 00 | N/A 0 | |
| Air Condition | 02 | WINDOW 100 | |
| Heating Type | 02 | CONVECTION 100 | |
| Bedrooms | 1 | 1 100 | |
| Bathrooms | 1 | 1 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1. | 1. 100 | |
| Units | 0 | 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 | 30616.010 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 312 | 100 | 2024 |
| UOP | 48 | 20 | 2024 |
| TOTALS | 360 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----------|-----------|-------------|------------------|-----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | STRG/CONV | 100% | - 2024 | | 21,796 | 2018 | 2018 | 0 | 0 | 8.75 | 91.25 | |
| | | | | Heated Area: 312 | | | | | | | | |
| | | | | | HX Base Yr 2024 | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 19,889 |
| TOTAL MARKET OB/XF VALUE | | | 12,250 |
| TOTAL LAND VALUE - MARKET | | | 110,110 |
| TOTAL MARKET VALUE | | | 142,249 |
| SOH/AGL Deduction | | | 14,940 |
| ASSESSED VALUE | | | 127,309 |
| TOTAL EXEMPTION VALUE | HX HB SX | | 101,411 |
| BASE TAXABLE VALUE | | | 25,898 |
| TOTAL JUST VALUE | | | 142,249 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 130,506 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 35956 | TR/TRAILER | 256 | 11/06/2017 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1495/1646 | 7/19/2023 | WD | Q | I | 01 | 165,000 |
| GRANTOR: LEWIS SHANNON | | | | | | |
| GRANTEE: MARTIN CARLOS TOMAS | | | | | | |
| 1454/579 | 12/10/2021 | WD | U | I | 35 | 210,000 |
| GRANTOR: LYNCH BRETT E | | | | | | |
| GRANTEE: LEWIS SHANNON | | | | | | |

| 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 |
| 1 | 0070 | CARPORT UF | 0 100 | 24 | 50 | 1,200.00 | UT | 1.50 | 1.50 | 100 | 2018 | 2018 |
| 2 | 0296 | SHED METAL | 0 100 | 10 | 20 | 200.00 | UT | 9.00 | 9.00 | 100 | 2018 | 2018 |
| 3 | 9945 | Well/Sept | 0 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | |
| 4 | 0080 | DECKING | 0 100 | 50 | 11 | 550.00 | UT | 3.00 | 3.00 | 100 | 2022 | 2021 |

| TOTAL OB/XF | | | | | | | | | | | | |
|-----------------------------|--|-----------|--|------------|--|-----|--|--|--|--|--|--|
| 12,250 | | | | | | | | | | | | |
| 284 SW BLAST CT, FORT WHITE | | | | | | | | | | | | |
| BLD DATE | | LGL DATE | | 05/06/2026 | | MLU | | | | | | |
| XF DATE | | LAND DATE | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=-63,-23] E12 S26 W12 N26 \$ | | | | | | | | | | | | |
| UOP=[YR=2024;ORIG=-63,3] E12 S4 W12 N4 \$ | | | | | | | | | | | | |

| 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 |
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 10.01 | AC | | 1.00 |