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

2027

30-6S-16-04002-021

BUILDING CHARACTERISTICS

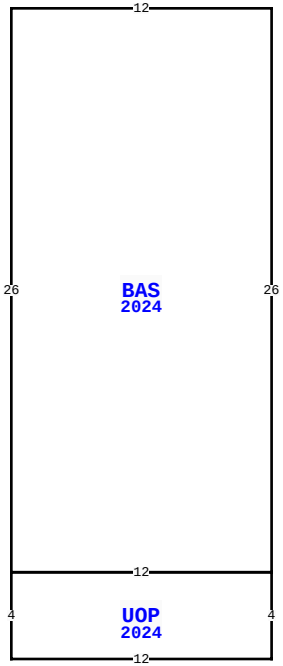
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
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	30616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	2024	312	18,651
UOP	48	20	2024	10	598
TOTALS	360			322	19,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	322	109.1800	65.51	21,094	2018	2018	0	0	0	8.75	91.25

1 STRG/CONV 100% - 2024 Heated Area: 312 HX Base Yr 2024



284 SW BLAST CT, 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	0070	CARPORT UF	0	100	24	50	1,200.00	UT	1.50	1.50	100	2018	2018	3	100	1,800	
2	0296	SHED METAL	0	100	10	20	200.00	UT	9.00	9.00	100	2018	2018	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	50	11	550.00	UT	3.00	3.00	100	2022	2021		100	1,650	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		19,248
TOTAL MARKET OB/XF VALUE		12,250
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		141,608
SOH/AGL Deduction		10,480
ASSESSED VALUE		131,128
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		29,717
TOTAL JUST VALUE		141,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,249

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						

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

TOTAL OB/XF 12,250

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 05/21/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS