

LOT 23 OF HILLS OF FT WHITE S/D  
 OF SE1/4, W 543.12 FT, W 345.14  
 N 493.40 FT, N 477.28 FT FOR POB

CASTELLS NELSON ALVAREZ  
 3605 EAGLE PASS ST  
 NORTH PORT FL, FL 34286

2026

30-6S-16-04002-023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 110,110 <b>TOTAL MARKET VALUE</b> 110,110 <b>SOH/AGL Deduction</b> 5,505 <b>ASSESSED VALUE</b> 104,605 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 104,605 <b>TOTAL JUST VALUE</b> 110,110 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 95,095																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000049551      Electrical Servic      0      04/04/2024																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1494/1005</td> <td>7/01/2023</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>120,000</td> </tr> </tbody> </table> GRANTOR: BULLARD MANAGEMENT SE GRANTEE: CASTELLS NELSON ALV										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1494/1005	7/01/2023	WD Q	V		01	120,000
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1494/1005	7/01/2023	WD Q	V		01	120,000																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b> 157 SW POWDER CT, FORT WHITE										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/06/2026      MLU																							
L N	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																											
																	<b>BUILDING NOTES</b>																										
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LAND DESCRIPTION										TOTAL OB/XF										0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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					10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110																										
<b>REVIEW DATE</b> 05/06/2026 <b>BY</b> MLU    Total Acres: 10.01    Total Land Value: 110,110    Market: 0    Agricultural: 0    Common: 110,110 <b>PRINTED 05/11/2026 BY SYS</b>																																											