N1/2 OF NW1/4 OF SW1/4 OF
NW1/4. ORB 846-2368, 860-339,
860-345, 893-759, CT 1186-844,

MELLA CHRISTOPHER N
298 SW DAKOTA CT
FORT WHITE, FL 32038

2027

31-6S-16-04010-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31616.00	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

298 SW DAKOTA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	59,700
SOH/AGL Deduction	10,186
ASSESSED VALUE	49,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,514
TOTAL JUST VALUE	59,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,700

SALE:1:1: 5 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044706	Electrical Servic	0	06/17/2022
15593	M H	125	05/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/0510	10/16/2019	WD	Q	I	01	33,000
GRANTOR: MICHAEL EYES						
GRANTEE: CHRISTOPHER N MELLA						
1206/1400	11/23/2010	WD	U	I	11	0
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: MICHAEL EYES						

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
1	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.80	13,000.00	10,400.00	52,000							

REVIEW DATE 06/22/2026 BY AJ Total Acres: 5.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS