SW1/4 AS LIES S OF GRD RD. EX 25
DESC IN ORB 1161-933.

CABLE FAMILY TRUST DATED NOVEMBER 20, 2025
2992 SW OLD BELLAMY RD
FORT WHITE, FL 32038

2027

31-6S-17-09818-001

BUILDING CHARACTERISTICS

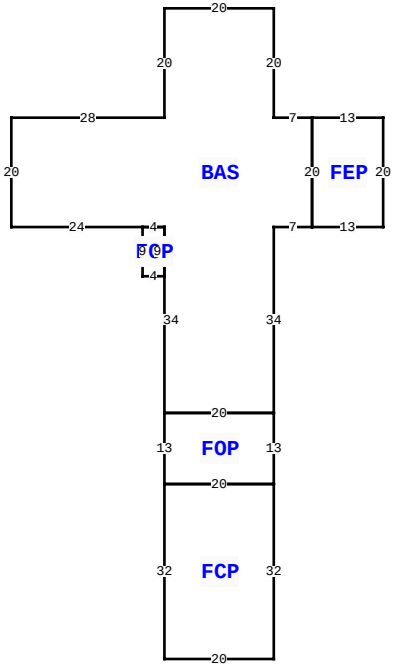
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100		2,180	172,605
FCP	640	25		160	12,669
FEP	260	80		208	16,468
FOP	36	30		11	871
FOP	260	30		78	6,176
TOTALS	3,376			2,637	208,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,637	110.7400	121.81	321,213	1978	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2180 HX Base Yr 2016



2992 SW OLD BELLAMY RD, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0030	BARN,MT	0	0	30	40	1.00	UT	0.00	0.00	100	0	0	3	100	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,788
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		237,028
SOH/AGL Deduction		72,286
ASSESSED VALUE		164,742
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,331
TOTAL JUST VALUE		425,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40053	ADDN SFR	0	06/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/2712	11/20/2025	WD	U	I	11	0
GRANTOR: THE DORA & WALLY CABL						
GRANTEE: CABLE FAMILY TRUST						
1389/2778	7/15/2019	QC	U	I	11	100
GRANTOR: WALLACE H JR & DORA F						
GRANTEE: WALLACE H JR & DORA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S20 W28 S20 E24 E4 S34 E20 N34 E7 N20 W7 N20 $
FCP=[ORIG=0,87] W20 S32 E20 N32 $
FOP=[ORIG=-20,74] S13 E20 N13 W20 $
FEP=[ORIG=7,40] E13 N20 W13 S20 $
FOP=[ORIG=-24,40] S9 E4 N9 W4 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	33.00	AC		1.00	1.00	1.00	280.00	280.00	9,240							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	33.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	198,000							

REVIEW DATE 01/07/2020 BY BC Total Acres: 35.00 Total Land Value: 21,240 Market: 198,000 Agricultural: 9,240 Common: 12,000 PRINTED 11/17/2026 BY SYS