COMM SW COR OF SEC, RUN N 1385.2
N RD RW 1066.21 FT FOR POB, CONT
TO E LINE OF W1/2, N 1813.42 FT,

CASSIDY WILLIAM A/CASSIDY DEBORAH L
2989 SW OLD BELLAMY RD
FORT WHITE, FL 32038

**2027**

**31-6S-17-09818-004**

## BUILDING CHARACTERISTICS

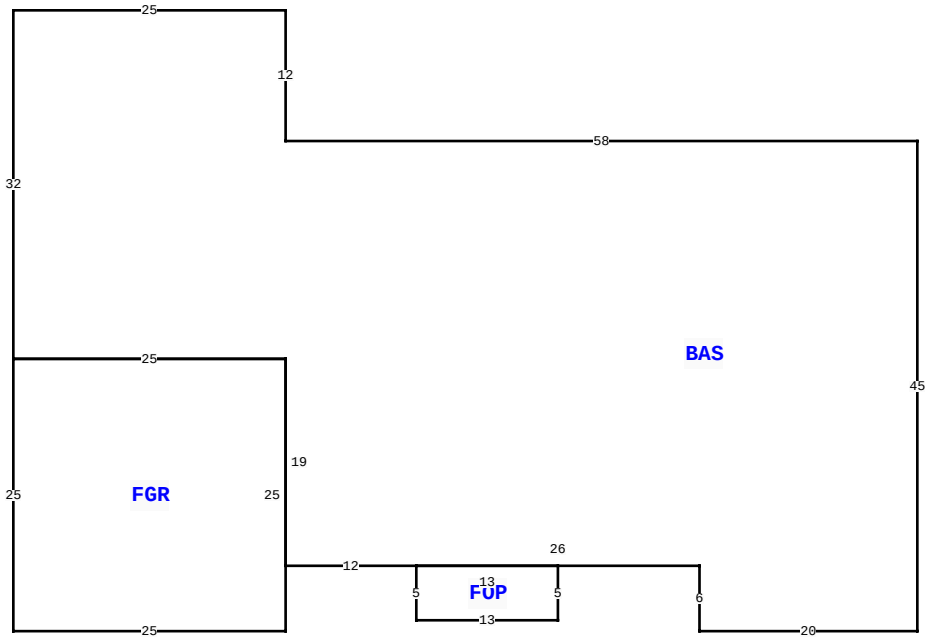
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |
| 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 | 3,182 | 100 | | 3,182 | 292,588 |
| FGR | 625 | 55 | | 344 | 31,631 |
| FOP | 65 | 30 | | 20 | 1,839 |
| TOTALS | 3,872 | | | 3,546 | 326,057 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,546 | 114.5130 | 125.96 | 446,654 | 2007 | 2007 | 0 | 0 | 0 | 27.00 | 73.00 |

3 SINGLE FAM 100% - 2004 Heated Area: 3182 HX Base Yr 2004




2989 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 | 0040 | BARN,POLE | 0 | 100 | 40 | 60 | 1.00 | UT | 4,680.00 | 4,680.00 | 50 | 0 | 0 | 3 | 50 | 2,340 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 36 | 140 | 1.00 | UT | 9,828.00 | 9,828.00 | 75 | 0 | 0 | 3 | 75 | 7,371 | |
| 3 | 0010 | BARN,BLK | 0 | 0 | 39 | 125 | 1.00 | UT | 18,720.00 | 18,720.00 | 75 | 0 | 0 | 3 | 75 | 14,040 | |
| 4 | 0030 | BARN,MT | 0 | 100 | 40 | 60 | 2,400.00 | UT | 8.00 | 8.00 | 100 | 1993 | 1993 | 3 | 100 | 19,200 | |
| 5 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 326,057 |
| TOTAL MARKET OB/XF VALUE | | 49,951 |
| TOTAL LAND VALUE - MARKET | | 290,880 |
| TOTAL MARKET VALUE | | 401,022 |
| SOH/AGL Deduction | | 84,186 |
| ASSESSED VALUE | | 316,836 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 265,425 |
| TOTAL JUST VALUE | | 666,888 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 672,816 |

SALE:1:1: 48.48 AC PLUS IMP

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049776 | Roof Replacement | 63,000 | 05/10/2024 |
| 22653 | SFR | 851 | 01/03/2005 |
| 17297 | M H | 125 | 08/08/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0985/0934 | 5/30/2003 | WD | Q | I | | 230,000 |
| GRANTOR: ALBERT FOE | | | | | | |
| GRANTEE: WILLIAM A & DEBORAH | | | | | | |
| 0757/0105 | 2/27/1992 | WD | Q | I | | 155,000 |
| GRANTOR: LAURENCE ASH | | | | | | |
| GRANTEE: ALBERT FOE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W58 N12 W25 S32 FGR= S25 E25 N25 W25$ E25 S19 E12 FOP= S5 E13 N5 W13$ E26 S6 E20 N45$.

## LAND DESCRIPTION

TOTAL OB/XF 49,951

| 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 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 6,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 6,000 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 46.48 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 13,014 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 46.48 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 278,880 | | | | | | | |

REVIEW DATE 09/25/2024 BY JS Total Acres: 48.48 Total Land Value: 25,014 Market: 278,880 Agricultural: 13,014 Common: 12,000 PRINTED 11/17/2026 BY SYS