9.45 ACRES IN SE COR OF SE1/4 OF
EX .95 AC AC DESC 805-1099, 464-

ALVAREZ KENIEL LUIS/MULLINS KAITLIN M
2247 SW OLD BELLAMY RD
FORT WHITE, FL 32038

2027

31-6S-17-09824-000

BUILDING CHARACTERISTICS

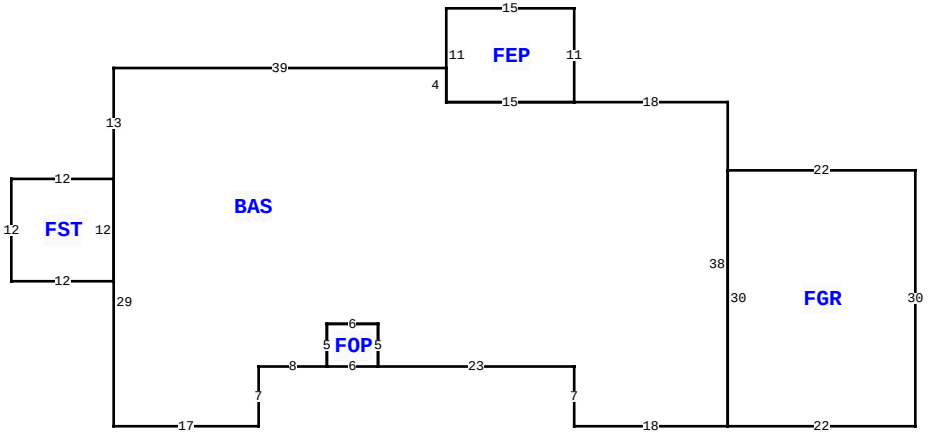
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,603	100		2,603	169,770
FEP	165	80		132	8,609
FGR	660	55		363	23,676
FOP	30	30		9	587
FST	144	55		79	5,153
TOTALS	3,602			3,186	207,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,186	89.8320	98.82	314,841	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2018 Heated Area: 2603 HX Base Yr 2018



2247 SW OLD BELLAMY RD, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,795
TOTAL MARKET OB/XF VALUE		5,700
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		315,495
SOH/AGL Deduction		126,407
ASSESSED VALUE		189,088
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,677
TOTAL JUST VALUE		315,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37388	MAINT/ALTR	75	10/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/2152	5/10/2017	WD	U	I	12	80,100
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: KENIEL LUIS ALVAREZ						
1309/2453	1/27/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (ANNI						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N11 W15 S11 E15$ W15 N4 W39 S13 FST= W12 S12 E12 N12$ S29 E17 N7E8 FOP= E6 N5 W6 S5$ N5 E6 S5 E23 S7 E18 FGR= E22 N30 W22 S30$ N38$.

LAND DESCRIPTION

TOTAL OB/XF 5,700

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	0100	C	SFR	100		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	102,000							

REVIEW DATE 11/29/2018 BY DF Total Acres: 8.50 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 11/17/2026 BY SYS