

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

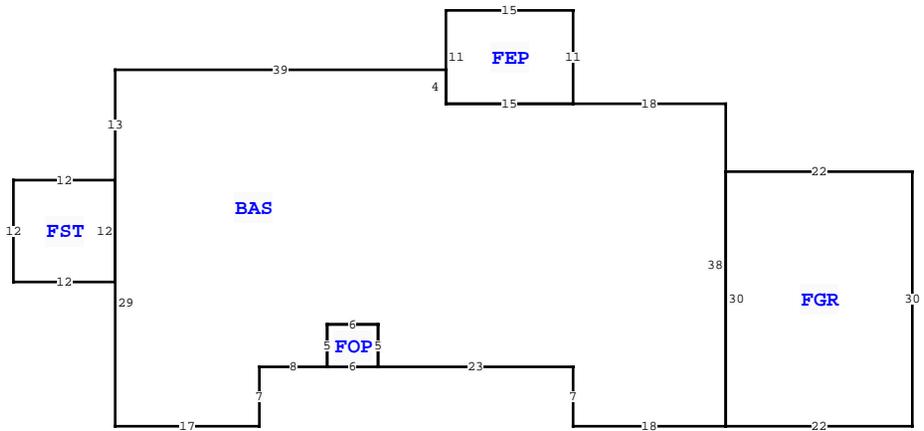
2026

31-6S-17-09824-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2018									
				Heated Area: 2603								
					HX Base Yr 2018							



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,603	100		2,603	172,846
FEP	165	80		132	8,765
FGR	660	55		363	24,104
FOP	30	30		9	597
FST	144	55		79	5,246
TOTALS	3,602			3,186	211,558

2247 SW OLD BELLAMY RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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
1	0180	FPLC 1STRY	0	100	0	0		1.00	UT	2,000.00	100	0	0	3	100	2,000
2	0296	SHED METAL	0	100	0	0		1.00	UT	0.00	100	2013	2013	3	100	100
3	0030	BARN, MT	0	100	0	0		1.00	UT	0.00	100	2018	2018	3	100	3,600

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	9,500.00	9,500.00	80,750							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	211,558			
TOTAL MARKET OB/XF VALUE	5,700			
TOTAL LAND VALUE - MARKET	80,750			
TOTAL MARKET VALUE	298,008			
SOH/AGL Deduction	114,427			
ASSESSED VALUE	183,581			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	132,170			
TOTAL JUST VALUE	298,008			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	301,214			

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	I	12	80,100

GRANTOR: MORTGAGE EQUITY CONVE
GRANTEE: KENIEL LUIS ALVAREZ

1309/2453	1/27/2016	CT U	I	I	18	100
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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\$.