

LOT 6 ASHLEY ACRES S/D.
AG 1028-2658, AG 1312-1284, CT 1

BELL PHILIP/BELL TERA
2488 SW TOMMY LITES ST
FORT WHITE, FL 32038

2025

17-6S-17-09690-106



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17617.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,800	100
FOP	200	30
TOTALS	2,000	1,860

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	112.5200	126.02	234,397	2023	2023	0	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2024 Heated Area: 1800 HX Base Yr 2024												
BAS 2024 FOP 2024												
2488 SW TOMMY LITES ST, FORT WHITE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	224,568
FOP	200	30	2024	60	7,485
TOTALS	2,000			1,860	232,053

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	% COND
1	0210	GARAGE U	0	100	40	52	1.00	UT 18,720.00	100	2021	2020	100
2	0251	LEAN TO W/	0	100	10	40	1.00	UT 1,400.00	100	2021	2020	100

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00

TOTAL OB/XF												
20,120												
TOT ADJ	55,000.00											
ADJ UNIT PRICE	55,000.00											
LAND VALUE	55,000											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		232,053	
TOTAL MARKET OB/XF VALUE		20,120	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		307,173	
SOH/AGL Deduction		102,890	
ASSESSED VALUE		204,283	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		153,561	
TOTAL JUST VALUE		307,173	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044428	New Residential C	262,740	05/16/2022
41125	STORAGE		01/08/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1368/1564	9/12/2018	WD Q	V		01
GRANTOR: SUBRANDY LIMITED PART					
GRANTEE: PHILIP & TERA BELL					
1367/1614	8/24/2018	CT U	V	18	100
GRANTOR: CLERK OF COURT					
GRANTEE: SUBRANDY LIMITED PA					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=60,10] S30 E20 E20 E20 N30 W60 \$												
FOP=[YR=2024;ORIG=80,40] S10 E20 N10 W20 \$												