LOTS 30 & 31 BLOCK 5 WILSON SPRI
PHASE 1-B: LOT 30 BLOCK 5 WILSON
COMMUNITY PHASE1-B: COMM AT NE

SASSER DOUGLAS M
951 SARATOGA DR
JACKSONVILLE, FL 32207

2026

01-7S-15-04149-530

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

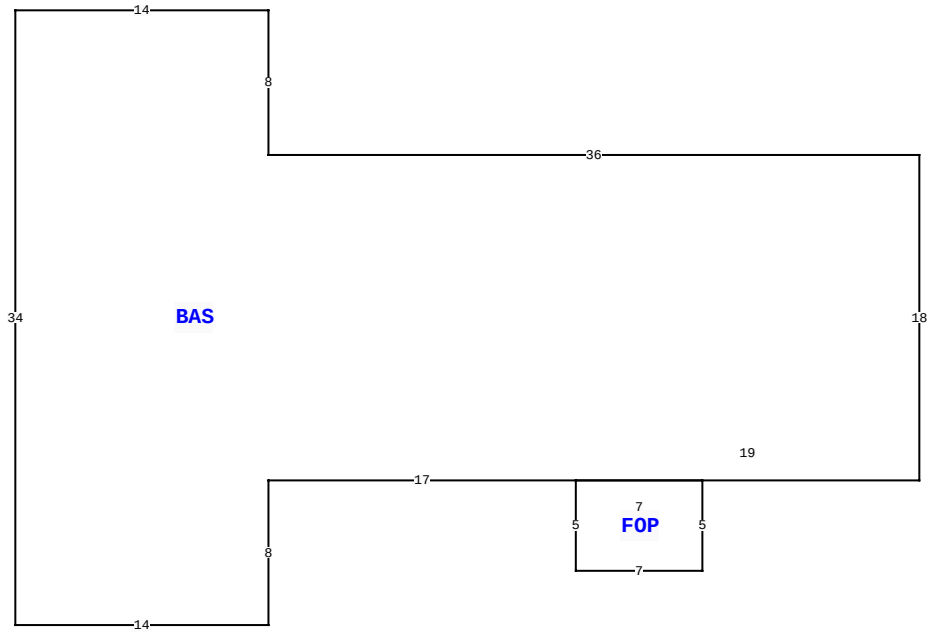
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100		1,124	110,998
FOP	35	30		10	988
TOTALS	1,159			1,134	111,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	103.7340	116.18	131,748	2013	2013	0	0	0	15.00	85.00

2 SINGLE FAM 0% - 0 Heated Area: 1124 HX Base Yr



209 SW LOWERY TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	111,986
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,800
TOTAL MARKET VALUE	121,786
SOH/AGL Deduction	0
ASSESSED VALUE	121,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,786
TOTAL JUST VALUE	121,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31065	SFR	376	05/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1026/1569	9/17/2004	WD	Q	V	01	26,700

GRANTOR: WILSON SPRINGS INC

GRANTEE: DOUGLAS M SASSER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 N8 W14 S34 E14 N8 E17 FOP= S5 E7 N5 W7$ E19 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.70	14,000.00	9,800.00	9,800							

REVIEW DATE 06/29/2015 BY TW Total Acres: 0.51 Total Land Value: 9,800 Market: 0 Agricultural: 0 Common: 9,800 PRINTED 11/18/2025 BY SYS