E1/2 OF SW1/4 OF SE1/4 OF SE1/4.
ICHETUCKNEE WILDERNESS S/D UNREC

LASSETER JAMIE S
248 SW QUARTER LN
FORT WHITE, FL 32038

2026

06-6S-16-03784-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

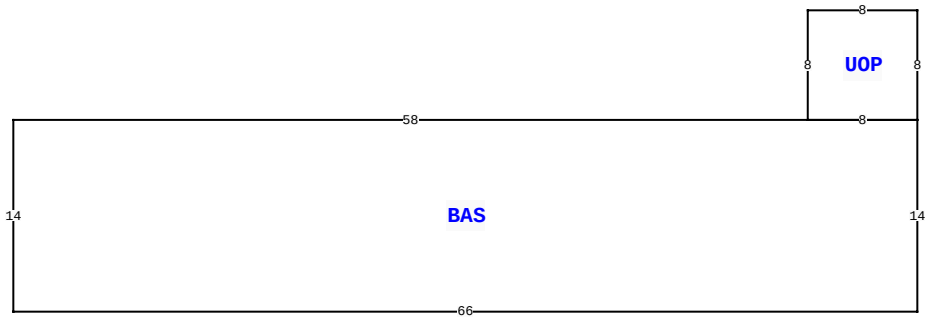
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6616.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,736
UOP	64	25		16	376
TOTALS	988			940	22,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	940	98.0100	58.81	55,281	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 924 HX Base Yr 2018



248 SW QUARTER LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		22,112
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		80,312
SOH/AGL Deduction		31,023
ASSESSED VALUE		49,289
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		19,289
TOTAL JUST VALUE		80,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052186	Electrical Servic	0	01/29/2025
000051944	Electrical Servic	0	12/30/2024
18715	PUMP/UTPOL	30	09/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1777	1/10/2022	LE	U	I	14	100
GRANTOR: LASSETER JAMIE S						
GRANTEE: LASSETER JAMIE S						
1346/1672	7/25/2017	WD	U	I	30	43,000
GRANTOR: WALLACE R & MARY H CA						
GRANTEE: SCOTT S & JAMIE S L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S14 E66 N14 UOP= N8 W8 S8 E8$ W8$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,400							

REVIEW DATE 02/19/2025 BY TW Total Acres: 5.04 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 11/18/2025 BY SYS