COMM NW COR OF NE1/4 OF SEC 12 R
TO S LINE OF ICHETUCKNEE RD, RUN
R/W LINE 1347.02 FT, S 1892.66 F

GRAHAM SUSAN G
1008 SW SASSAFRAS ST
FORT WHITE, FL 32038

2026

07-6S-17-03816-319

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

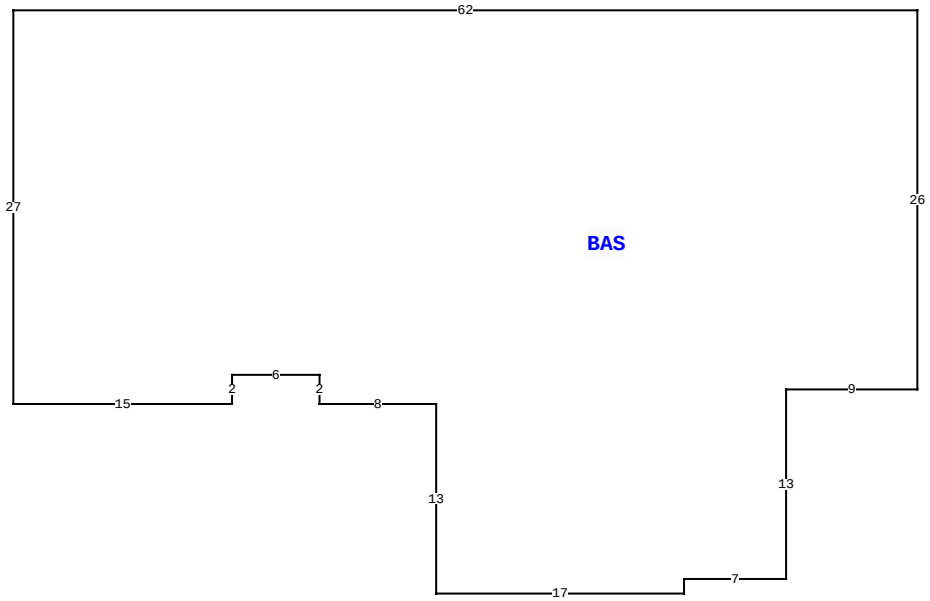
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100		1,958	155,203
TOTALS	1,958			1,958	155,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,958	139.9200	144.12	282,187	1999	1999	0	0	0	45.00	55.00

1 MANUF 3 100% - 2021 Heated Area: 1958 HX Base Yr 2021



1008 SW SASSAFRAS ST, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,203
TOTAL MARKET OB/XF VALUE		17,270
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		267,663
SOH/AGL Deduction		107,291
ASSESSED VALUE		160,372
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,650
TOTAL JUST VALUE		267,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049308	Roof Replacement	12,500	02/28/2024
16294	M H	125	11/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/1846	3/24/2020	WD	Q	I	01	150,000
GRANTOR: B SIMPLE INVESTMENT P						
GRANTEE: SUSAN G GRAHAM						
1397/0153	10/18/2019	WD	U	I	37	100,000
GRANTOR: DIANE K DAVISON						
GRANTEE: B SIMPLE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E15 N2 E6 S2 E8 S13 E17 N1 E7 N13 E9 N26$.

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	0296	SHED METAL	0	100	12	20	240.00	UT	9.00	9.00	100	2003	2003	3	100	2,160	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	5.50	5.50	100	2003	2003	3	100	1,650	
3	0040	BARN,POLE	0	100	36	46	1,656.00	UT	2.50	2.50	100	2013	2013	3	100	4,140	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	100	12	24	288.00	UT	2.50	2.50	100	2013	2013	3	100	720	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 17,270

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,690							

REVIEW DATE 03/27/2024 BY JS Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/07/2025 BY SYS