COMM NW COR OF NE1/4, RUN S 22.9
S R/W ICHETUCKNEE RD, RUN E 1347
S 1892.66 FT, E 650.50 FT FOR PO

GUTHRIE CHARLES MASON/GUTHRIE DEBRA
202 SW WEASEL CT
FORT WHITE, FL 32038

2026

12-6S-16-03816-313

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

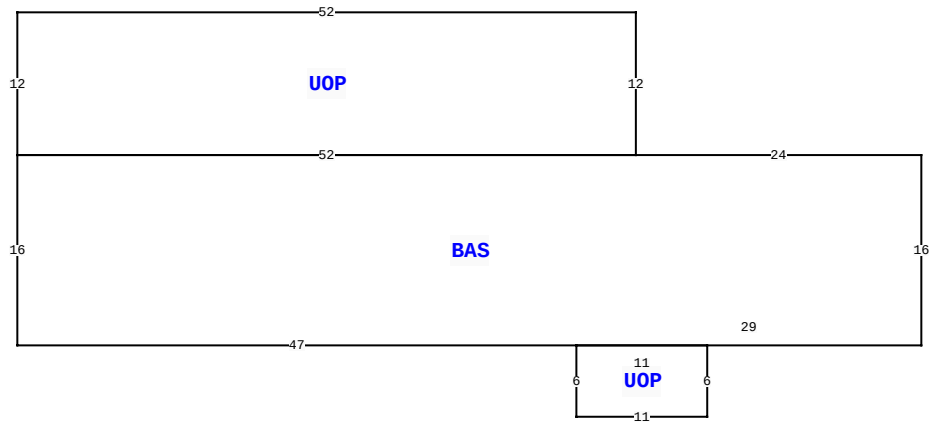
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,216	100		1,216	28,420
UOP	66	25		16	374
UOP	624	25		156	3,646
TOTALS	1,906			1,388	32,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,388	97.3845	58.43	81,101	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2020 Heated Area: 1216 HX Base Yr 2020



1184 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		69,706
TOTAL MARKET OB/XF VALUE		14,922
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		179,818
SOH/AGL Deduction		54,140
ASSESSED VALUE		125,678
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,956
TOTAL JUST VALUE		179,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,424

PRMT:1:1: HREHA / HALL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043526	Electrical Servic	0	01/13/2022
24585	REMODEL	215	06/02/2006
24585	REMODEL	215	06/02/2006
24246	M H	275	03/15/2006
15617	M H	125	06/04/1999
15059	M H	125	02/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/2476	6/21/2019	WD	Q	I	01	95,000
GRANTOR: TARA DEAN MATHIS WYAT						
GRANTEE: CHARLES MASON & DEB						
1074/1648	2/09/2006	WD	Q	V		134,900
GRANTOR: REBECCA R MONTGOMERY						
GRANTEE: TARA DEAN MATHIS WY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N12 W52 S12 E52$ W52 S16 E47 UOP= S6 E11 N6 W11$ E29 N16$.

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	0040	BARN,POLE	0	100	16	24	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0282	POOL ENCL	0	100	34	24	816.00	UT	15.00	15.00	30	2006	2006	3	30	3,672	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	10	24	240.00	UT	7.50	7.50	50	2003	2003	3	50	900	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
8	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
9	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

TOTAL OB/XF 14,922

LAND DESCRIPTION

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	9.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,690							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 01/24/2022 BY JB Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/07/2025 BY SYS

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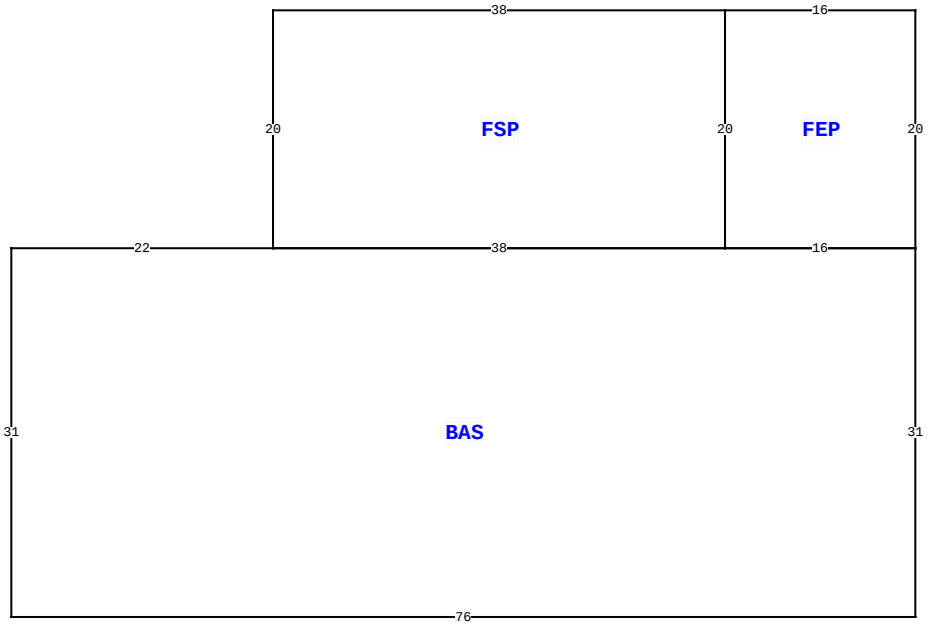
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	29,945
FEP	320	85		272	3,457
FSP	760	40		304	3,864
TOTALS	3,436			2,932	37,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,932	68.3400	41.00	120,212	2006	2006	0	0	20	49.00	31.00

3 MOBILE HME 0% - 2020 Heated Area: 2356 HX Base Yr 2020



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GRANTOR: REBECCA R MONTGOMERY						
GRANTEE: TARA DEAN MATHIS WY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S31 E76 N31 FEP= N20 W16 S20 E16$ W16 FSP= N20 W38 S20 E38$ W38$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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