

COMM NW COR OF NE1/4, RUN S
22.91 FT TO S R/W ICHETUCKNEE
RD, RUN E ALONG R/W 1347.02

TOWNSEND MARVIN
1145 SW SASSAFRAS ST
FORT WHITE, FL 32038

2026

12-6S-16-03816-314



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	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			
Architectural Units	01	CONV 100			
Condition Adj	01	0 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	5000IMPROVED AG				
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	1,920	100		1,920	42,724
FOP	72	35		25	556
FSP	300	40		120	2,670
TOTALS	2,292			2,065	45,950

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,065	92.7200	55.63	114,876	1999	1999		0	0	60.00	40.00
1 MOBILE HME 100% - 2015 Heated Area: 1920 HX Base Yr 2015												
25 6 12 FSP 12 FOP 25 34 6 20 BAS 60												
1145 SW SASSAFRAS ST, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
										04/07/2025	MLU	

EXTRA FEATURES							1145 SW SASSAFRAS ST, FORT WHITE				INC DATE					AG DATE		
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		
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200			
2	0296	SHED METAL	0 100	8	8	64.00	UT	7.50	7.50	100	1999	1999	3	100	480			
3	0327	STABLES-SM	0 100	36	36	1,296.00	UT	8.00	8.00	100	2010	2010	3	100	10,368			
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000			
5	0030	BARN, MT	0 0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,500			
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300			
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