LOT 50 SASSAFRAS ACRES S/D.

319-422, 695-405, 772-2166, 774-

HARNEN LONNIE/HARNEN AUDREY
533 SE ATLAS DRIVE
FORT WHITE, FL 32038

2025

19-7S-17-10024-050

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

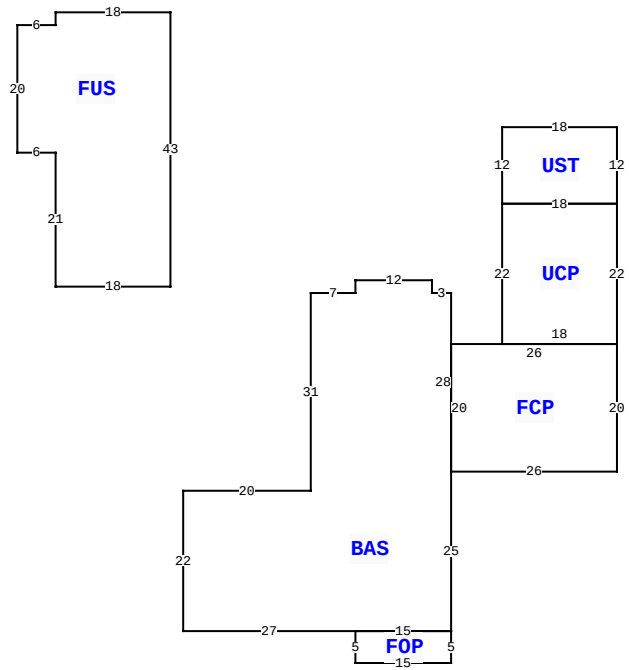
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100		1,630	87,352
FCP	520	25		130	6,967
FOP	75	30		22	1,179
FUS	894	100		894	47,910
UCP	396	20		79	4,234
UST	216	45		97	5,198
TOTALS	3,731			2,852	152,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,852	95.7002	107.18	305,677	1978	1978	0	0	15	35.00	50.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2524 HX Base Yr 2021



533 SW ATLAS DR, 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		152,838
TOTAL MARKET OB/XF VALUE		12,960
TOTAL LAND VALUE - MARKET		24,220
TOTAL MARKET VALUE		190,018
SOH/AGL Deduction		42,582
ASSESSED VALUE		147,436
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,714
TOTAL JUST VALUE		190,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/679	9/01/2024	QC	U	I	11	100
GRANTOR: HAREN LONNIE						
GRANTEE: HARNEN LONNIE						
1427/934	12/30/2020	WD	Q	I	01	135,000
GRANTOR: TILLMAN JOSHUA L						
GRANTEE: HAREN LONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S2 W7 S31 W20 S22 E27 E15 N25 N28 W3 N2 $
FUS=[ORIG=-41,1] N43 W18 S2 W6 S20 E6 S21 E18 $
FCP=[ORIG=3,30] E26 N20 W26 S20 $
UCP=[ORIG=29,10] N22 W18 S22 E18 $
UST=[ORIG=29,-12] N12 W18 S12 E18 $
FOP=[ORIG=-12,55] S5 E15 N5 W15 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0280	POOL R/CON	0	100	16	40	640.00	UT	35.00	35.00	100	1993	1993	3	40	8,960	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,960

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	0100	C	SFR	100		00	0.00	0.00	1.73	AC		1.00	1.00	1.00	14,000.00	14,000.00	24,220							

REVIEW DATE 12/18/2017 BY BC Total Acres: 1.73 Total Land Value: 24,220 Market: 0 Agricultural: 0 Common: 24,220 PRINTED 08/01/2025 BY SYS