LOT 52 SASSAFRAS ACRES S/D.
357-543, 681-244-47, 726-8, 813-

BLAKE ROY EDWARD JR/QUEVEDO JOSEFINA
207 SW HOOT OWL PL
FORT WHITE, FL 32038

**2025**

**19-7S-17-10024-052**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 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 |
| Quality | 05 | 05 |

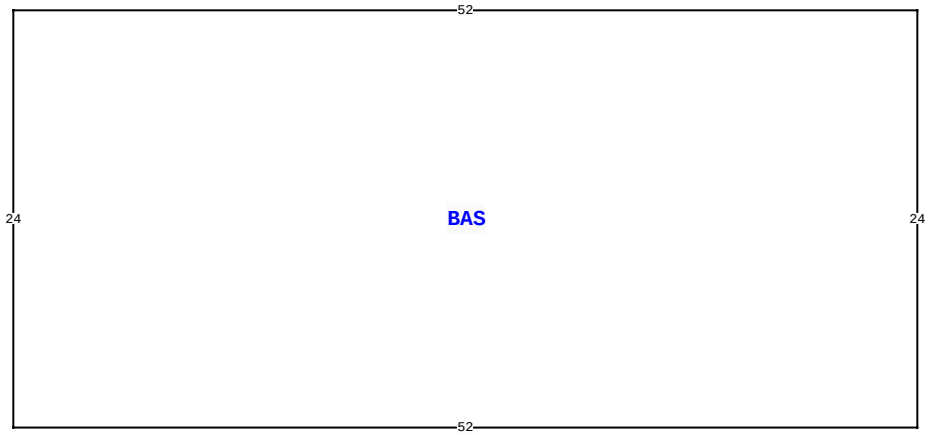
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 19717.010 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | | 1,248 | 35,314 |
| TOTALS | 1,248 | | | 1,248 | 35,314 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,248 | 117.9000 | 70.74 | 88,284 | 1995 | 1995 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME – 100% - 2020 Heated Area: 1248 HX Base Yr 2020




207 SW HOOT OWL PL, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 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 | | 35,314 |
| TOTAL MARKET OB/XF VALUE | | 8,200 |
| TOTAL LAND VALUE - MARKET | | 19,376 |
| TOTAL MARKET VALUE | | 62,890 |
| SOH/AGL Deduction | | 25,951 |
| ASSESSED VALUE | | 36,939 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 11,939 |
| TOTAL JUST VALUE | | 62,890 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 51,746 |

SALE:3:1: LOT 52 SASSAFRAS ACRES.
SALE:2:1: LOT 52, SASSAFRAS ACRES
PRMT:1:1: 12X60
SALE:1:1: LOT 52

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31640 | M H | 375 | 12/11/2013 |
| 11654 | M H | 125 | 09/17/1996 |
| 7640 | M H | 60 | 09/22/1993 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1469/1332 | 6/02/2022 | WD | U | I | 34 | 100 |
| GRANTOR: DUFF & DUFF INVESTMEN | | | | | | |
| GRANTEE: BLAKE ROY EDWARD JR | | | | | | |
| 1300/1154 | 8/28/2015 | CD | U | I | 21 | 40,000 |
| GRANTOR: DUFF & DUFF INVESTMEN | | | | | | |
| GRANTEE: ROY EDWARD BLAKE JR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 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 8,200

| 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 | | 00 | 0.00 | 0.00 | 1.73 | AC | | 1.00 | 1.00 | 0.80 | 14,000.00 | 11,200.00 | 19,376 | | | | | | | |

REVIEW DATE 12/18/2017 BY BC Total Acres: 1.73 Total Land Value: 19,376 Market: 0 Agricultural: 0 Common: 19,376 PRINTED 08/04/2025 BY SYS