LOTS 56 SASSAFRAS ACRES S/D.
ORB 319-422, WD 1031-2045.

FINDLEY RAYMOND E/FINDLEY DARLENE M
P O BOX 785
HIGH SPRINGS, FL 32655

2025

19-7S-17-10024-055

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

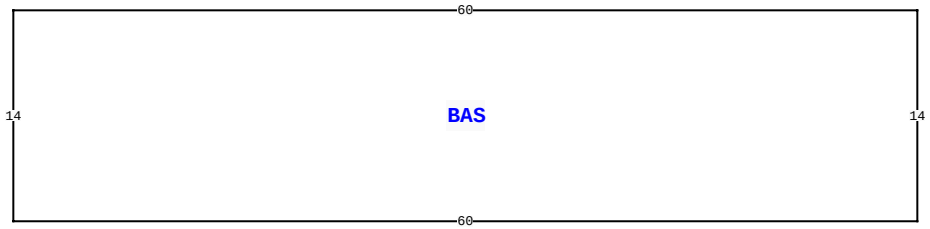
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
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	840	100		840	19,347
TOTALS	840			840	19,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	95.9650	57.58	48,367	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 0 Heated Area: 840 HX Base Yr



105 SW HOOT OWL PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,347
TOTAL MARKET OB/XF VALUE	11,704
TOTAL LAND VALUE - MARKET	40,230
TOTAL MARKET VALUE	71,281
SOH/AGL Deduction	15,134
ASSESSED VALUE	56,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,147
TOTAL JUST VALUE	71,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1031/2045	11/19/2004	WD	Q	V		25,000

GRANTOR: LARRY & PAM WARE
GRANTEE: RAYMOND E & DARLENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

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	0294	SHED WOOD/	0	0	12	28	336.00	UT	14.00	14.00	100	2007	2007	3	100	4,704	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,704

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	0		00	0.00	0.00	3.47	AC		1.00	1.00	1.00	9,000.00	9,000.00	31,230							

REVIEW DATE 12/18/2017 BY BC Total Acres: 4.47 Total Land Value: 40,230 Market: 0 Agricultural: 0 Common: 40,230 PRINTED 08/05/2025 BY SYS