LOT 60 SASSAFRAS ACRES S/D.
ORB 466-769, 765-107, 851-2378
866-1476, (PROB#03-283-CP; ORB

ROGERS JAMES
1422 SW BOBCAT DR
FT WHITE, FL 32038-2408

2025

19-7S-17-10024-060

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

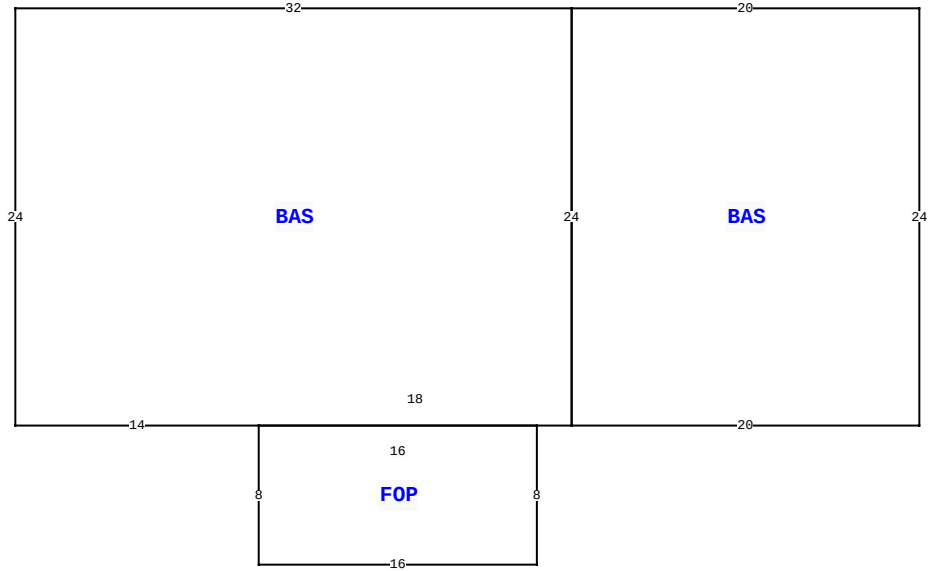
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	480	100		480	9,001
BAS	768	100		768	14,402
FOP	128	35		45	844
TOTALS	1,376			1,293	24,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,293	78.1320	46.88	60,616	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 2014 Heated Area: 1248 HX Base Yr 2014



1422 SW BOBCAT 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		24,246
TOTAL MARKET OB/XF VALUE		9,350
TOTAL LAND VALUE - MARKET		32,760
TOTAL MARKET VALUE		66,356
SOH/AGL Deduction		29,688
ASSESSED VALUE		36,668
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		6,668
TOTAL JUST VALUE		66,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,536

SALE:3:1: SW GONE NOW DW NOT INC IN SALE PRICE

SALE:2:1: LOT 60 SASSAFRAS ACRES/ '87 DW INCL

XFOB:2:1: SANT MH

SALE:1:1: 1987 DW INCLUDED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1259/0212	7/25/2013	WD	U	I	12	12,600
GRANTOR: CAPITAL CITY BANK						
GRANTEE: JAMES ROGERS						
1270/2284	4/29/2013	CT	U	I	12	100
GRANTOR: CLERK OF COURT (DARLE						
GRANTEE: CAPITAL CITY BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S24 E14 FOP= S8 E16N8 W16$ E18 BAS= E20 N24 W20 S24$ 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,350

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	2.34	AC		1.00	1.00	1.00	14,000.00	14,000.00	32,760							

REVIEW DATE 12/18/2017 BY BC Total Acres: 2.34 Total Land Value: 32,760 Market: 0 Agricultural: 0 Common: 32,760 PRINTED 08/06/2025 BY SYS