LOT 61 SASSAFRAS ACRES S/D.
ORB 518-158, (DC 1304-855;
SIMEON STENNETT), QC 1303-1806

HAIR DANIEL
1378 SW BOBCAT DR
FT WHITE, FL 32038

2025

19-7S-17-10024-061

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

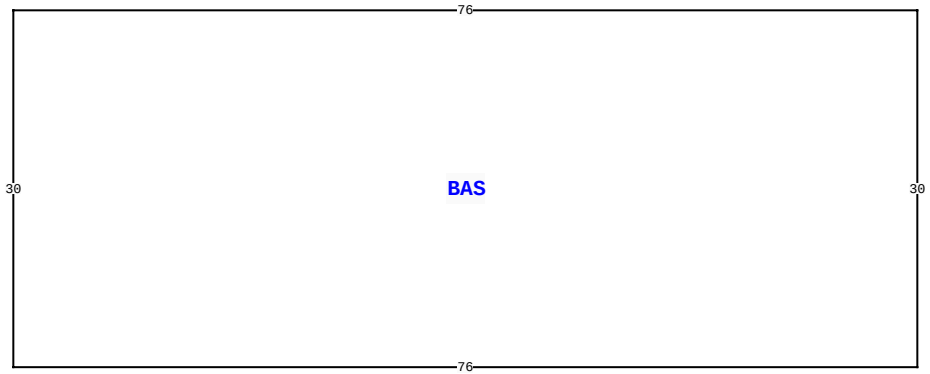
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	141,590
TOTALS	2,280			2,280	141,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2008	2007	0	0	0	42.00	58.00

2 MANUF 1 – 0% - 0 Heated Area: 2280 HX Base Yr



1378 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	141,590
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	21,280
TOTAL MARKET VALUE	171,270
SOH/AGL Deduction	18,008
ASSESSED VALUE	153,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,262
TOTAL JUST VALUE	171,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,934

XFOB:1:1: TAYLR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26424	M H	275	11/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1303/1806	10/30/2015	QC	U	I	11	100

GRANTOR: EULALIA STENNETT
GRANTEE: DANIEL HAIR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0296	SHED METAL	0	0	12	14	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	1.52	AC		1.00	1.00	1.00	14,000.00	14,000.00	21,280							

REVIEW DATE 12/18/2017 BY BC Total Acres: 1.52 Total Land Value: 21,280 Market: 0 Agricultural: 0 Common: 21,280 PRINTED 08/06/2025 BY SYS