LOT 66 SASSAFRAS ACRES S/D.
JTWRS ORB 884-436, WD 994-280.

KERKAU RANDOLPH C/KERKAU BETTY J
1367 SW BOBCAT DRIVE
FORT WHITE, FL 32038

2025

19-7S-17-10024-066

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

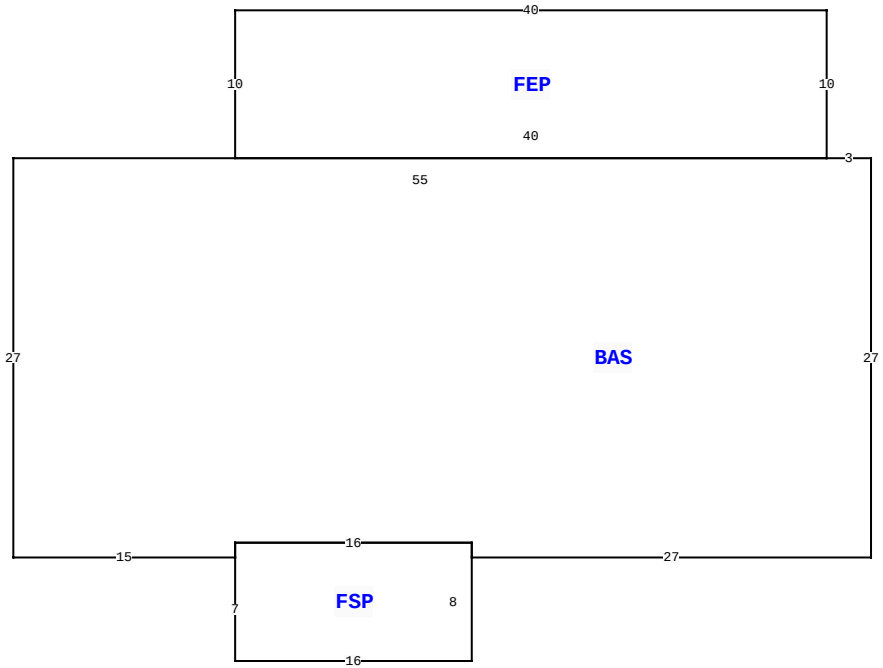
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,550	100		1,550	42,743
FEP	400	85		340	9,376
FSP	128	40		51	1,406
TOTALS	2,078			1,941	53,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,941	114.9000	68.94	133,813	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 1550 HX Base Yr 2004



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

1367 SW BOBCAT DR, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,525
TOTAL MARKET OB/XF VALUE		25,648
TOTAL LAND VALUE - MARKET		14,420
TOTAL MARKET VALUE		93,593
SOH/AGL Deduction		38,461
ASSESSED VALUE		55,132
TOTAL EXEMPTION VALUE	HX HB	30,132
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		93,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,913

SALE:2:1: 1990 MERI DW MH INCL IN SALE

XFOB:4:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046581	Roof Replacement	5,000	02/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0994/0280	9/03/2003	WD	Q	I		84,000
GRANTOR: BETTY GOLDMAN & HARRI						
GRANTEE: RANDOLPH C & BETTY						
0884/0436	7/08/1999	WD	Q	I		65,000
GRANTOR: BREWSTER						
GRANTEE: GOLDMAN & SLEPIAN (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FEP= N10 W40 S10 E40$ W55 S27 E15 FSP= S7 E16 N8 W16 S1$ N1 E16 S1 E27 N27$.

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	0210	GARAGE U	0	100	20	28	960.00	UT	18.00	18.00	60	0	0	3	60	10,368	
2	0296	SHED METAL	0	100	42	38	1,596.00	UT	5.00	5.00	100	0	0	3	100	7,980	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 25,648

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	1.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,420							

REVIEW DATE 03/08/2023 BY JS Total Acres: 1.03 Total Land Value: 14,420 Market: 0 Agricultural: 0 Common: 14,420 PRINTED 08/14/2025 BY SYS