LOT 68 SASSAFRAS ACRES S/D.
ORB 743-160, 766-2067,
823-2038

GLENTZER RAY
1636 SW US HWY 27
FT WHITE, FL 32038

2026

19-7S-17-10024-068

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

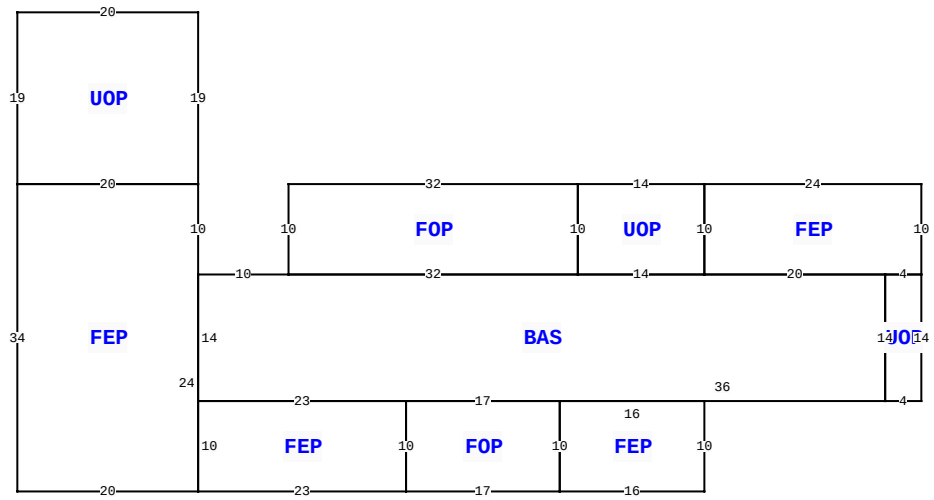
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0201	MODULAR 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	1,064	100		1,064	52,721
FEP	160	80		128	6,343
FEP	230	80		184	9,117
FEP	240	80		192	9,513
FEP	680	80		544	26,955
FOP	170	30		51	2,527
FOP	320	30		96	4,757
UOP	56	20		11	545
UOP	140	20		28	1,388
UOP	380	20		76	3,766
TOTALS	3,440			2,374	117,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,374	97.9200	90.09	213,874	1990	1990	0	0	0	45.00	55.00

2 MODULAR 1 100% - 1998 Heated Area: 1064 HX Base Yr 1998



1309 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		117,631
TOTAL MARKET OB/XF VALUE		26,492
TOTAL LAND VALUE - MARKET		14,420
TOTAL MARKET VALUE		158,543
SOH/AGL Deduction		62,639
ASSESSED VALUE		95,904
TOTAL EXEMPTION VALUE	HX HB SX	95,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		158,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,543

SALE:3:1: DOT IS CHECKING

XFOB:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0823/2068	6/17/1996	WD	Q	I		26,500
GRANTOR: DAVID HAMBRIGHT						
GRANTEE: RAY GLENTZER						
0766/2067	10/30/1992	WD	Q	I		44,000
GRANTOR: VIOLA BOWE						
GRANTEE: DAVID HAMBRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FEP= N10 UOP= N19 W20 S19 E20$ W20 S34 E20 N24$ S14 FEP= S10 E23 N10 W23$ E23 FOP= S10 E17 N10 W17$ E17 FEP= S10 E16 N10 W16$ E36 UOP= E4 N14 W4 S14$ N14 FEP= E4 N10 W24 S10 E20$ W20 UOP= N10 W14 S10 E14$ W14 FOP= N10 W32 S10 E32$ W32$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	400	
2	0210	GARAGE U	0	100	20	24	480.00	UT	18.00	18.00	70	2007	2007	3	70	6,048	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	12	20	240.00	UT	5.00	5.00	70	2007	2007	3	70	840	
5	0294	SHED WOOD/	0	100	24	28	672.00	UT	14.00	14.00	50	2007	2007	3	50	4,704	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
7	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 26,492

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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,420							

REVIEW DATE 12/20/2017 BY BC Total Acres: 1.03 Total Land Value: 14,420 Market: 0 Agricultural: 0 Common: 14,420 PRINTED 11/20/2025 BY SYS