

LOT 69 SASSAFRAS ACRES S/D
823-1128, 881-705, WD 1226-
2499, WD 1237-1813, WD 1344-

THIERY CHRIS
14404 NW 207 TERRANCE
HIGH SPRINGS, FL 32643

2025

19-7S-17-10024-070



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	04	04	
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
BAS	1,216	100	
TOTALS	1,216		43,378

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	0%	0		80,329	2006	2006	0	0	46.00	54.00													
			Heated Area: 1216			HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">16</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">16</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/07/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	04/07/2025	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			43,378
TOTAL MARKET OB/XF VALUE			11,110
TOTAL LAND VALUE - MARKET			14,420
TOTAL MARKET VALUE			68,908
SOH/AGL Deduction			1,255
ASSESSED VALUE			67,653
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			67,653
TOTAL JUST VALUE			68,908
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30380	M H	325	08/15/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0662	9/15/2017	WD Q	Q	I	01	50,000
GRANTOR: RUBY JANE WILKINS & C						
GRANTEE: CHRIS THIERY						
1237/1813	6/01/2012	WD U	U	I	12	16,100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: RUBY JANE WILKINS &						

EXTRA FEATURES															
L N	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	0	22	31		5.00	100	1993	1993	3	100	3,410	
2	0251	LEAN TO W/	0	0	0	0		0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	0	0	0		7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	0	0	0		0.00	100	2017	2017	3	100	500	

TOTAL OB/XF													11,110
1281 SW BOBCAT DR, FORT WHITE													

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W76 S16 E76 N16\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,420								