LOTS 73 & 74 SASSAFRAS ACRES
S/D.ORB 428-122,(DC 1050-2607;
FLORENCE ANN BELLGARD), (WD

PETERSON JOSEPH
1227 SW BOBCAT DRIVE
FORT WHITE, FL 32038

2026

19-7S-17-10024-073

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

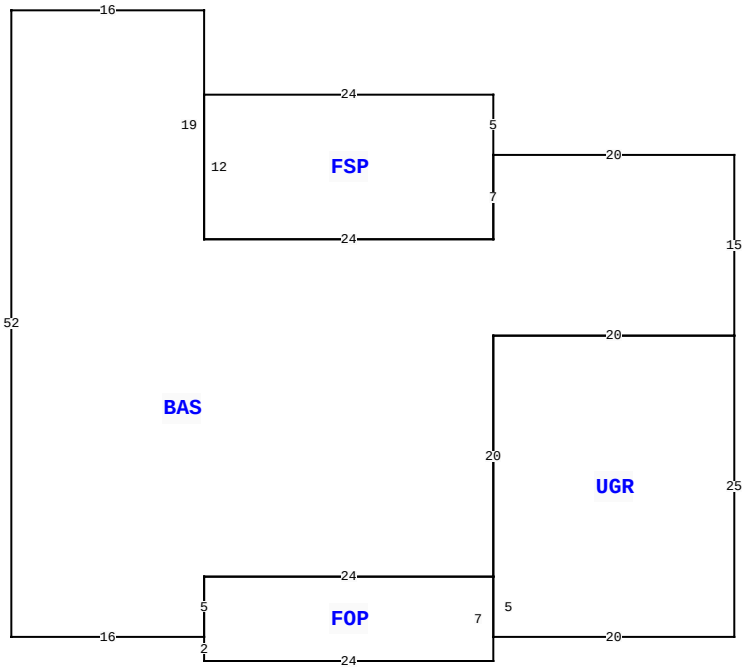
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,804	100		1,804	146,657
FOP	168	30		50	4,065
FSP	288	40		115	9,349
UGR	500	45		225	18,292
TOTALS	2,760			2,194	178,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,194	111.6720	125.07	274,404	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1804 HX Base Yr



1186 SW BOBCAT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,363
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	38,100
TOTAL MARKET VALUE	217,663
SOH/AGL Deduction	0
ASSESSED VALUE	217,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,663
TOTAL JUST VALUE	217,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1286/2564	12/23/2014	TR	U	I	11	100
GRANTOR: JOSEPH PETERSON TR CL						
GRANTEE: JOSEPH PETERSON						
1050/2608	6/06/2005	WD	Q	I	01	100
GRANTOR: CLAYTON J BELLGARD (U						
GRANTEE: CLAYTON J BELLGARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N5 W24 S12 E24N7$ S7 W24 N19 W16 S52 E16 FOP= S2 E24 N7 W24 S5$ N5 E24UGR= S5 E20 N25 W20 S20$ N20 E20 N15$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	0		00	0.00	0.00	3.81	AC		1.00	1.00	1.00	10,000.00	10,000.00	38,100							

REVIEW DATE 12/20/2017 BY BC Total Acres: 3.81 Total Land Value: 38,100 Market: 0 Agricultural: 0 Common: 38,100 PRINTED 11/19/2025 BY SYS