LOT 78 SASSAFRAS ACRES S/D.
ORB 636-619, 791-428,
847-545, 876-172, 884-864 &

ROWAN THOMAS L/ROWAN CAROL R
335 SW OTTER LN
FORT WHITE, FL 32038

2025

19-7S-17-10024-078

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

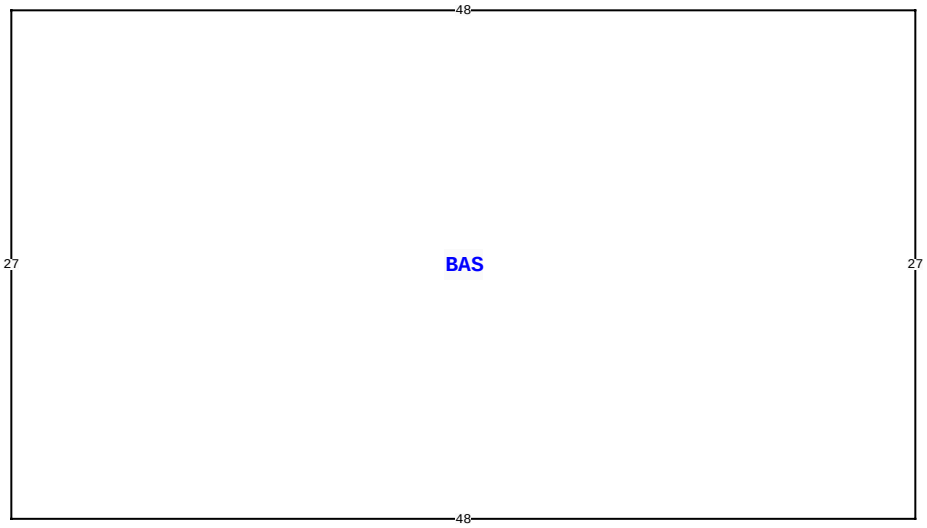
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,296	100		1,296	76,655
TOTALS	1,296			1,296	76,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	114.4000	107.54	139,372	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2000 Heated Area: 1296 HX Base Yr 2000



335 SW OTTER LN, 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		76,655
TOTAL MARKET OB/XF VALUE		12,810
TOTAL LAND VALUE - MARKET		19,600
TOTAL MARKET VALUE		109,065
SOH/AGL Deduction		58,545
ASSESSED VALUE		50,520
TOTAL EXEMPTION VALUE	HX HB	25,520
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,155

SALE:2:1: LOT 78 SASSAFRAS ACRES--PAID TOO MUCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13304	M H	125	11/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1152/1596	6/10/2008	QC	Q	I	03	50,800
GRANTOR:T ROWAN						
GRANTEE:T ROWAN & CAROL R						
0884/0864	7/09/1999	WD	Q	I		56,000
GRANTOR:ASSOC HOUSING FIN						
GRANTEE:T ROWAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	0040	BARN,POLE	0	100	10	20	220.00	UT	2.50	2.50	100	1998	1998	3	100	550	
2	0060	CARPORT F	0	100	18	30	540.00	UT	5.00	5.00	100	2007	2007	3	100	2,700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	18	10	180.00	UT	12.00	12.00	100	2007	2007	3	100	2,160	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 12,810

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	1.40	AC		1.00	1.00	1.00	14,000.00	14,000.00	19,600							

REVIEW DATE 12/20/2017 BY BC Total Acres: 1.40 Total Land Value: 19,600 Market: 0 Agricultural: 0 Common: 19,600 PRINTED 06/02/2025 BY SYS