LOT 79 SASSAFRAS ACRES S/D.
319-422, WD 1051-136, WD 1051-13

IRELAND JAMES HENRY/IRELAND MARY ELIZABETH
PO BOX 1387
HIGH SPRINGS, FL 32655

2026

19-7S-17-10024-079

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

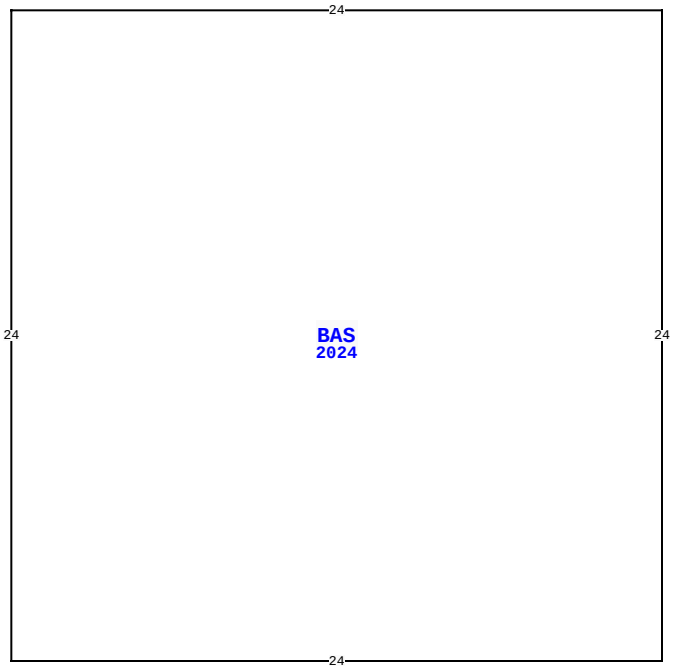
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2024	576	38,183
TOTALS	576			576	38,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	02	576	108.0000	66.96	38,569	2024	2024	0	0	0	1.00	99.00

1 STRG/CONV 100% - 2024 Heated Area: 576 HX Base Yr 2024



387 SW OTTER LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,183
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		21,875
TOTAL MARKET VALUE		70,058
SOH/AGL Deduction		43,207
ASSESSED VALUE		26,851
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,851
TOTAL JUST VALUE		70,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046386	Storage Building	16,000	01/27/2023
000046269	RV - Recreational		01/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1475/1029	9/12/2022	WD	U	V	37	42,500
GRANTOR: BAUTISTA GLADY						
GRANTEE: IRELAND JAMES HENRY						
1051/0138	6/30/2005	WD	Q	V		24,000
GRANTOR: MELLY SOLANO						
GRANTEE: GLADY BAUTISTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=13,10] E24 S24 W24 N24 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2024	2023		100	6,500	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	1.25	AC		1.00	1.00	1.25	14,000.00	17,500.00	21,875							

REVIEW DATE 05/15/2024 BY MLU Total Acres: 1.25 Total Land Value: 21,875 Market: 0 Agricultural: 0 Common: 21,875 PRINTED 11/19/2025 BY SYS