LOT 82 SASSAFRAS ACRES S/D.

319-422, 644-135, 655-328, 833

FLEMING DANIEL B
305 SW ATLAS DR
FORT WHITE, FL 32038

2026

19-7S-17-10024-082

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

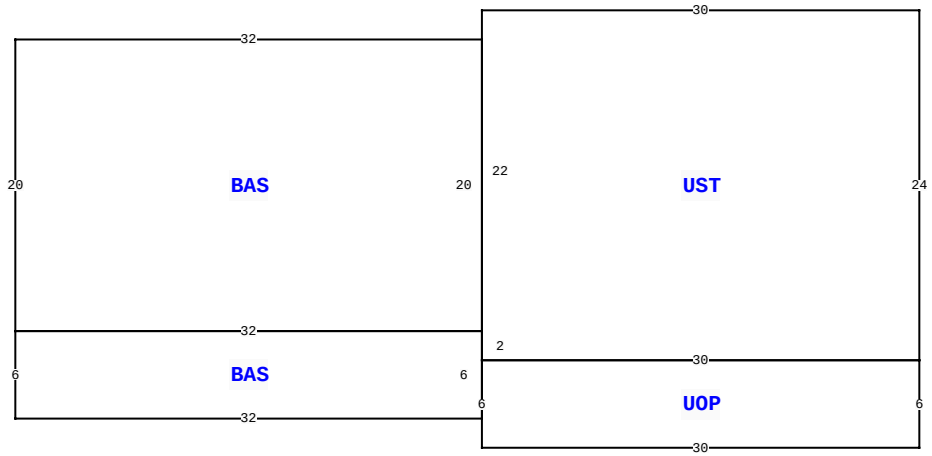
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	192	100		192	15,797
BAS	640	100		640	52,657
UOP	180	20		36	2,962
UST	720	45		324	26,658
TOTALS	1,732			1,192	98,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,192	113.0160	126.58	150,883	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 832 HX Base Yr 2017



305 SW ATLAS 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		98,074
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,895
TOTAL MARKET VALUE		158,969
SOH/AGL Deduction		70,442
ASSESSED VALUE		88,527
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,805
TOTAL JUST VALUE		158,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16344	STORAGE	145	11/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1318/1568	6/30/2016	WD	U	I	12	44,900
GRANTOR: WILMINGTON SAVINGS FU						
GRANTEE: DANIEL B FLEMING						
1311/2101	3/09/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (AUDET						
GRANTEE: WILMINGTON SAVINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S20 BAS= S6 E32 N6W32$ E32 UST= S2 UOP= S6 E30 N6W30$ E30 N24 W30 S22$ N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	38,000							
2	0100	C	SFR	100			0.00	0.00	2.41	AC		1.00	1.00	1.00	9,500.00	9,500.00	22,895							

REVIEW DATE 12/18/2017 BY BC Total Acres: 6.41 Total Land Value: 60,895 Market: 0 Agricultural: 0 Common: 60,895 PRINTED 11/19/2025 BY SYS