LOT 84 SASSAFRAS ACRES S/D.

484-397, 643-754, 813-1605, WD

MANSFIELD THOMAS DYER/MCCARTHY DARLENE MANSFIELD
276 SW WOODLAND AVE
FORT WHITE, FL 32038

2026

19-7S-17-10024-084

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

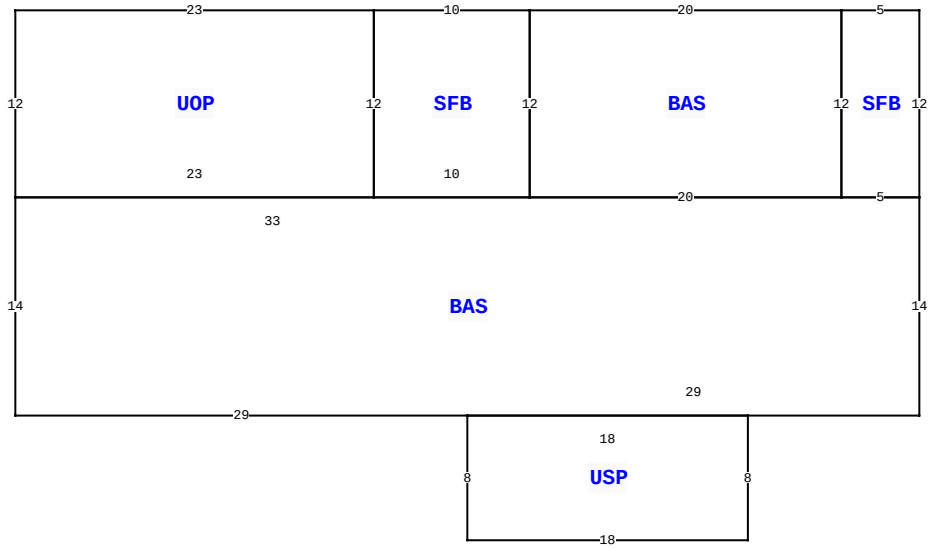
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	240	100		240	13,674
BAS	812	100		812	46,265
SFB	60	80		48	2,735
SFB	120	80		96	5,470
UOP	276	20		55	3,134
USP	144	35		50	2,849
TOTALS	1,652			1,301	74,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	1,301	115.8000	94.96	123,543	1981	1981	0	0	0	40.00	60.00

1 SFR/MH CON 0% - 2021 Heated Area: 1232 HX Base Yr



196 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	74,126
TOTAL MARKET OB/XF VALUE	9,940
TOTAL LAND VALUE - MARKET	23,520
TOTAL MARKET VALUE	107,586
SOH/AGL Deduction	10,307
ASSESSED VALUE	97,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,279
TOTAL JUST VALUE	107,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,586

XFOB:2:1: WEST MH

BLDG:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052372	Electrical Servic	0	02/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1408/1260	4/20/2017	QC	U	I	11	100
GRANTOR: DUDLEY HOLDEN MANSFIE						
GRANTEE: THOMAS DYER MANSFIE						
1316/2629	4/04/2016	QC	U	I	11	100
GRANTOR: THOMAS MANSFIELD						
GRANTEE: AUDREY MANSFIELD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 BAS= N12 W20 S12 E20$ W20 SFB= N12 W10 UOP= W23 S12 E23 N12$ S12 E10$ W33 S14 E29 USP= S8 E18 N8 W18$ E29 N14$ SFB= N12 W5 S12 E5$.

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	0	10	16	160.00	UT	14.00	14.00	100	1993	1993	3	100	2,240	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,940

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	1.68	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,520							

REVIEW DATE 02/24/2025 BY TW Total Acres: 1.68 Total Land Value: 23,520 Market: 0 Agricultural: 0 Common: 23,520 PRINTED 11/19/2025 BY SYS