LOT 86 SASSAFRAS ACRES S/D.

ORB 844-2384, 899-1272, ORB 1028

BRANT CHANDA
1124 SW BOBCAT DR
FT WHITE, FL 32038

2026

19-7S-17-10024-086

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

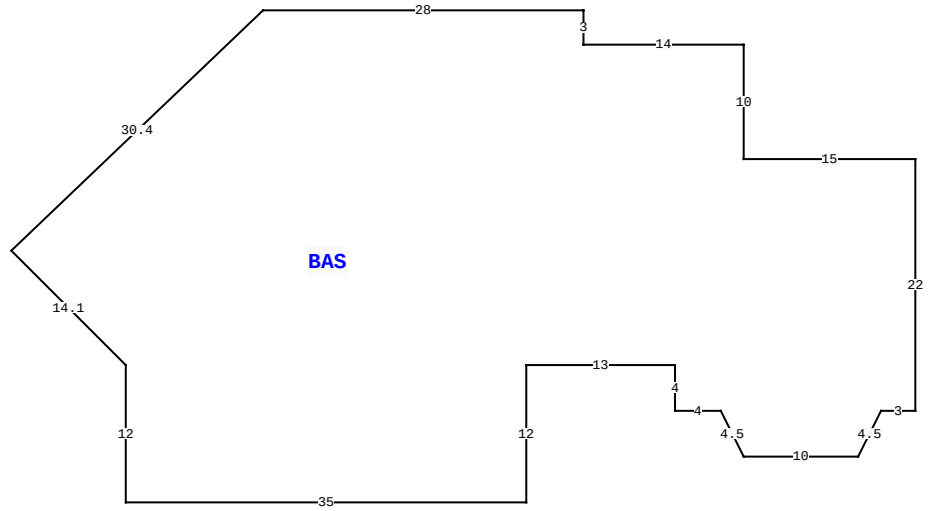
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	14	PREFIN MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,483	100		2,483	204,608
TOTALS	2,483			2,483	204,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	107.0160	119.86	297,612	2000	2000	0	0	0	31.25	68.75

3 SINGLE FAM 100% - 0 Heated Area: 2483 HX Base Yr



1124 SW BOBCAT 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		204,608
TOTAL MARKET OB/XF VALUE		16,177
TOTAL LAND VALUE - MARKET		20,860
TOTAL MARKET VALUE		241,645
SOH/AGL Deduction		73,008
ASSESSED VALUE		168,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,915
TOTAL JUST VALUE		241,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14524	SFR	75	09/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1028/2398	10/14/2004	WD	Q	I	02	79,000
GRANTOR: CYNTHIA BRANT						
GRANTEE: CHANDA BRANT						
0844/2384	8/11/1997	WD	Q	I	02	0
GRANTOR: RAY BRANT						
GRANTEE: CYNTHIA BRANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N10 W14 N3 W28 L22 D21 D10 R10 S12 E35 N12 E13 S4 E4 D4 R2 E10 R2 U4 E3 N22$.

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	0166	CONC,PAVMT	0	100	4	66	264.00	UT	1.50	1.50	100	1993	1993	3	100	396	
2	0297	SHED CONCR	0	100	50	20	1.00	UT	0.00	0.00	100	1987	1987	3	100	9,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0297	SHED CONCR	0	100	12	12	144.00	UT	10.00	10.00	50	1993	1993	3	50	720	
5	0120	CLFENCE 4	0	100	0	0	150.00	UT	4.50	4.50	100	2000	2000	3	100	675	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	486	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 16,177

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	1.49	AC		1.00	1.00	1.00	14,000.00	14,000.00	20,860							

REVIEW DATE 12/20/2017 BY BC12 Total Acres: 1.49 Total Land Value: 20,860 Market: 0 Agricultural: 0 Common: 20,860 PRINTED 11/19/2025 BY SYS