

LOT 88 & 89 SASSAFRAS ACRES S/D.
972-1840, CT 1188-520, WD 1201-2

SMITH RODNEY K/SMITH KATHRYN JEAN
1111 SW BOBCAT DR
FORT WHITE, FL 32038

2026

19-7S-17-10024-088



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	2,430	100
FOP	240	30
UDG	576	55
TOTALS	3,246	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,819	108.0000	120.96	340,986	1976	2005	0	0	0 30.00	70.00
1 SINGLE FAM 100% - 2026 Heated Area: 2430 HX Base Yr 2026											
UDG											
BAS											
FOP											
1111 SW BOBCAT DR, FORT WHITE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/07/2025 MLU											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100		2,430	205,753
FOP	240	30		72	6,096
UDG	576	55		317	26,841
TOTALS	3,246			2,819	238,690

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0
3	0040	BARN, POLE	0 100	0	0	676.00	UT	2.50	2.50	100	0

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	2.06	AC	1.00

TOTAL OB/XF											
4,090											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	14,000.00	14,000.00	28,840								

COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						238,690					
TOTAL MARKET OB/XF VALUE						4,090					
TOTAL LAND VALUE - MARKET						28,840					
TOTAL MARKET VALUE						271,620					
SOH/AGL Deduction						59,881					
ASSESSED VALUE						211,739					
TOTAL EXEMPTION VALUE						HX HB DV 60,722					
BASE TAXABLE VALUE						151,017					
TOTAL JUST VALUE						271,620					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						276,735					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051986	Storage Building	8,000	01/06/2025
000049753	Roof Replacement	13,760	05/08/2024
29120	MAINT/ALTR	40	01/06/2011
8166	GARAGE	7,000	03/15/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1513/2751	5/03/2024	WD	Q	I	01	320,000	
GRANTOR: REGISTER CORIE ELOISE							
GRANTEE: SMITH RODNEY K							
1359/2094	5/08/2018	WD	Q	I	01	172,000	
GRANTOR: STUART HALE CORP							
GRANTEE: WILLIAM COREY & SAM							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W54 S45 FOP= S12 E20 N12 W20\$ E54 N45\$ PTR=N30 UDG= N24 W24 S24 E24\$ S30\$.											