LOT 92 SASSAFRAS ACRES S/D.
ORB 863-1778, 913-1688,

SPRADLIN GLORIA I
6928 RYAN RD
MEDINA, OHIO 44256

2026

19-7S-17-10024-092

BUILDING CHARACTERISTICS

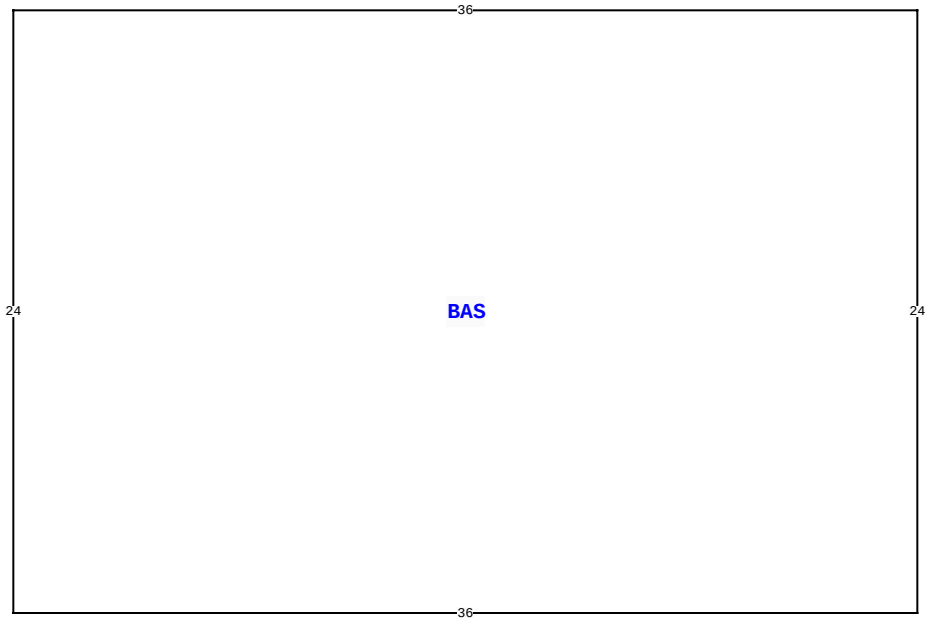
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	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	864	100		864	51,327
TOTALS	864			864	51,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	864	114.9000	108.01	93,321	1992	1992	0	0	0	45.00	55.00

3 MANUF 1 100% - 2001 Heated Area: 864 HX Base Yr 2001



1064 SW BOBCAT DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,327
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		23,100
TOTAL MARKET VALUE		82,227
SOH/AGL Deduction		45,234
ASSESSED VALUE		36,993
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,993
TOTAL JUST VALUE		82,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,227

XFOB:3:1: NATIONAL MH
SALE:1:1: LOT 92 SASSAFRAS ACRES
BLDG:1:1: NATIONAL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17417	M H	125	09/12/2000
14977	M H	125	01/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0913/1688	10/27/2000	WD	Q	I		49,900
GRANTOR: WAKEFIELD						
GRANTEE: G SPRADLIN (1992 DW						
0863/1778	7/30/1998	WD	Q	I		20,000
GRANTOR: KLOSS						
GRANTEE: WAKEFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 N24$.

EXTRA FEATURES

L N	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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2000	2000	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,800

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.65	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,100							

REVIEW DATE 12/19/2017 BY BC Total Acres: 1.65 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 11/18/2025 BY SYS