LOT 93 SASSAFRAS ACRES S/D.

WD 1017-2639.

BIRD GREGORY ALLEN/BIRD ANGELA RENA
193 SW ATLAS DR
FT WHITE, FL 32038

2026

19-7S-17-10024-093

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

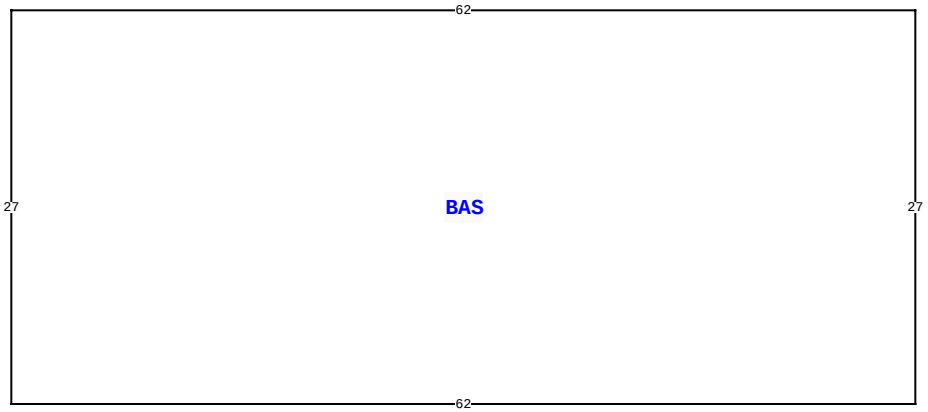
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,674	100		1,674	98,579
TOTALS	1,674			1,674	98,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,674	113.9000	107.07	179,235	2001	2001	0	0	0	45.00	55.00

2 MANUF 1 100% - 2005 Heated Area: 1674 HX Base Yr 2005



193 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		98,579
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		26,740
TOTAL MARKET VALUE		134,919
SOH/AGL Deduction		66,099
ASSESSED VALUE		68,820
TOTAL EXEMPTION VALUE	HX HB	43,820
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,919

BLDG:1:1: VOGUE MH

XFOB:1:1: VOGU MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22218	M H	286	08/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1017/2639	6/07/2004	WD	U	V	08	13,000
GRANTOR: RICHARD EDWARD & VIRG						
GRANTEE: GREGORY ALLEN & ANG						
0577/0652	9/01/1985	WD	Q	I	01	11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E62 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	0200	C	MBL HM	100		00	0.00	0.00	1.91	AC		1.00	1.00	1.00	14,000.00	14,000.00	26,740							

REVIEW DATE 06/10/2020 BY KR Total Acres: 1.91 Total Land Value: 26,740 Market: 0 Agricultural: 0 Common: 26,740 PRINTED 11/18/2025 BY SYS