LOT 94 SASSAFRAS ACRES S/D.
ORB 319-422, 674-069,
WD 1075-2227.

FLATLEY RACHEL T
261 SW ATLAS DR
FORT WHITE, FL 32038

2026

19-7S-17-10024-094

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

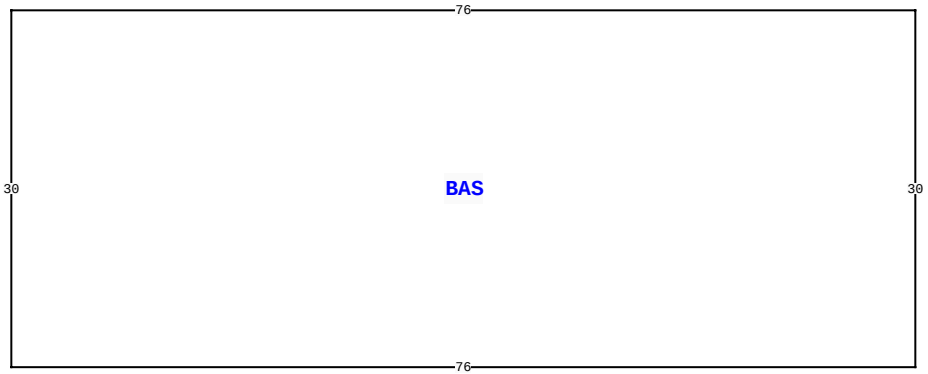
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 19717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	154,142
TOTALS	2,280			2,280	154,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	117.9000	110.83	252,692	2009	2009	0	0	0	39.00	61.00

3 MANUF 1 100% - 2011 Heated Area: 2280 HX Base Yr 2011



261 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		154,142
TOTAL MARKET OB/XF VALUE		27,646
TOTAL LAND VALUE - MARKET		66,215
TOTAL MARKET VALUE		248,003
SOH/AGL Deduction		116,734
ASSESSED VALUE		131,269
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,547
TOTAL JUST VALUE		248,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,111

SALE:1:1: LOT 94 SASSAFRAS AC/VAL=16100. SATISFY A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048100	Roof Replacement	9,900	09/13/2023
28589	M H	570	05/21/2010
16343	STORAGE	170	11/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1075/2227	2/17/2006	WD	Q	I		117,000
GRANTOR: ALBERT L & BARBARA AU						
GRANTEE: RACHEL T FLATLEY						
0674/0069	1/09/1989	WD	U	V		14,000
GRANTOR: DLC CATTLE						
GRANTEE: AUDETTE ALBERT						

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	100	14	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	646	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	36	24	1.00	UT	19,000.00	19,000.00	100	2023	2000		100	19,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 27,646

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	6.97	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,215							

REVIEW DATE 10/11/2023 BY jerry Total Acres: 6.97 Total Land Value: 66,215 Market: 0 Agricultural: 0 Common: 66,215 PRINTED 09/30/2025 BY SYS