LOT 102 SASSAFRAS ACRES EX W 100
319-422, WD 1052-2650, QC 1199-1

BOBCAT VALLEY PROPERTIES, LLC
240 SW POSSUM GLN
FORT WHITE, FL 32038

2026

19-7S-17-10024-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03

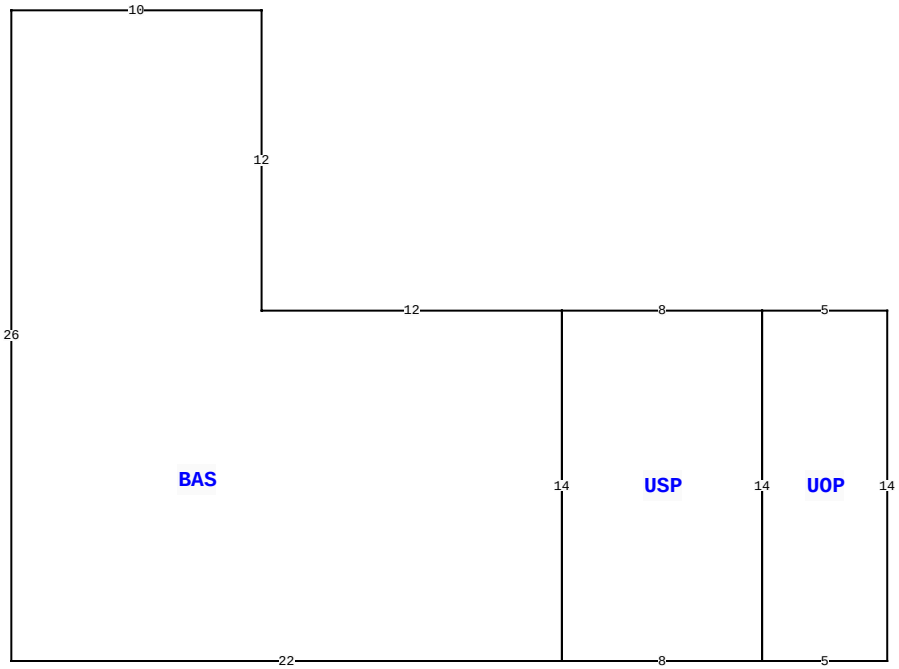
DOR CODE 0102 SFRES/MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 19717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	428	100		428	26,585
UOP	70	20		14	870
USP	112	35		39	2,423
TOTALS	610			481	29,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	481	85.3200	95.56	45,964	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 428 HX Base Yr



865 SW BOBCAT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,899
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	25,782
TOTAL MARKET VALUE	110,981
SOH/AGL Deduction	7,507
ASSESSED VALUE	103,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,474
TOTAL JUST VALUE	110,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053538	Electrical Servic		07/08/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/591	4/29/2025	WD	Q	I	05	225,000
GRANTOR: POSSUM GLEN ENTERPRIS						
GRANTEE: GONZALEZ DANIEL						
1290/2420	3/09/2015	WD	U	I	37	25,000
GRANTOR: NORMA JEAN & JAMES KE						
GRANTEE: POSSUM GLEN ENTERPR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N12 W10 S26 E22 USP= E8 UOP= E5 N14 W5 S14$ N14 W8 S14$ N14$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	0		00	0.00	0.00	2.81	AC		1.00	1.00	1.00	9,000.00	9,000.00	25,290							
2	9540	C	LAKE BOTTOM	0			0.00	0.00	2.81	AC		1.00	1.00	1.00	175.00	175.00	492							

REVIEW DATE 07/24/2025 BY TP Total Acres: 5.62 Total Land Value: 25,782 Market: 0 Agricultural: 0 Common: 25,782 PRINTED 11/17/2025 BY SYS

LOT 102 SASSAFRAS ACRES EX W 100
319-422, WD 1052-2650, QC 1199-1

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FORT WHITE, FL 32038

2026

19-7S-17-10024-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

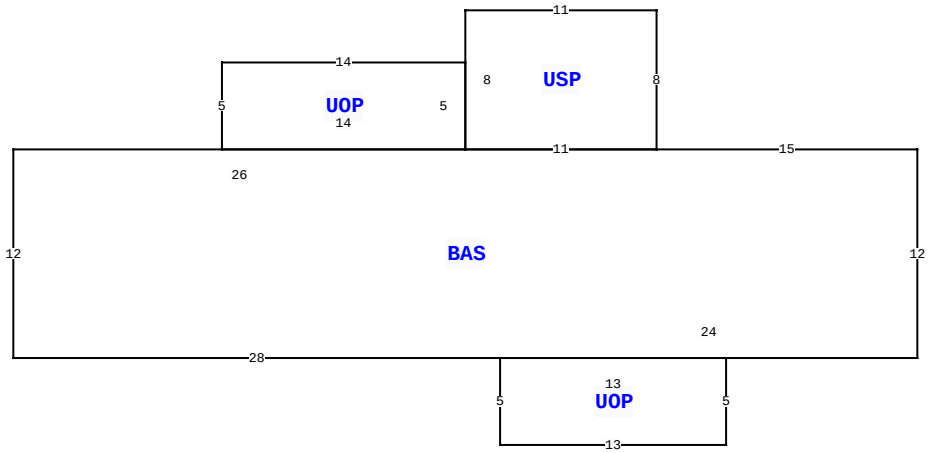
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.010 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	12,657
UOP	65	25		16	324
UOP	70	25		18	365
USP	88	35		31	629
TOTALS	847			689	13,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	689	84.5100	50.71	34,939	1975	1975	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 624 HX Base Yr



865 SW BOBCAT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,899
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	25,782
TOTAL MARKET VALUE	110,981
SOH/AGL Deduction	7,507
ASSESSED VALUE	103,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,474
TOTAL JUST VALUE	110,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/591	4/29/2025	WD	Q	I	05	225,000
GRANTOR: POSSUM GLEN ENTERPRIS						
GRANTEE: GONZALEZ DANIEL						
1290/2420	3/09/2015	WD	U	I	37	25,000
GRANTOR: NORMA JEAN & JAMES KE						
GRANTEE: POSSUM GLEN ENTERPR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 USP= N8 W11 S8 E11$ W11 UOP= N5 W14 S5 E14 $ W26 S12 E28 UOP= S5 E13 N5 W13$ E24 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/24/2025 BY TP Total Acres: 5.62 Total Land Value: 25,782 Market: 0 Agricultural: 0 Common: 25,782 PRINTED 11/17/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03

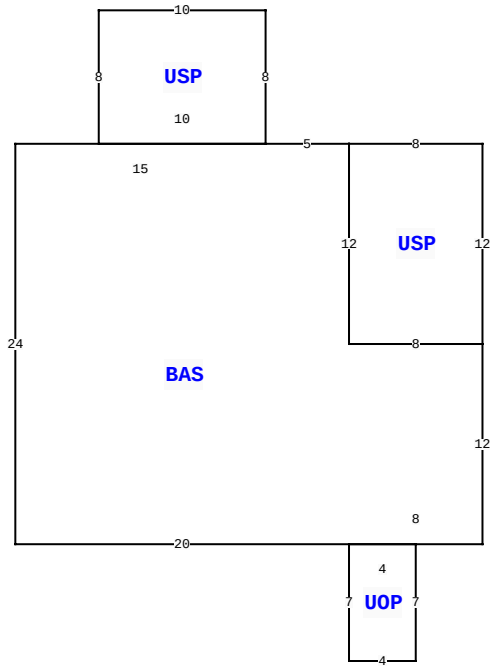
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	33,134
UOP	28	20		6	345
USP	80	35		28	1,611
USP	96	35		34	1,956
TOTALS	780			644	37,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	644	79.0200	88.50	56,994	1975	1975	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 0 Heated Area: 576 HX Base Yr



865 SW BOBCAT DR, FORT WHITE

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TOTAL JUST VALUE	110,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1290/2420	3/09/2015	WD	U	I	37	25,000
GRANTOR: NORMA JEAN & JAMES KE						
GRANTEE: POSSUM GLEN ENTERPR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 USP= N8 W10 S8 E10$ W15 S24 E20 UOP= S7 E4 N7 W4$ E8 N12 USP= N12 W8 S12 E8$ W8 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/24/2025 BY TP Total Acres: 5.62 Total Land Value: 25,782 Market: 0 Agricultural: 0 Common: 25,782 PRINTED 11/17/2025 BY SYS