LOT 109 SASSAFRAS ACRES S/D.
319-422, 490-434, QC 1019-545,
CT 1110-1509, WD 1115-1621,

MINCEY ALLEN/MINCEY SUSAN
263 SW GUERNSEY WAY
FORT WHITE, FL 32038

2026

19-7S-17-10024-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

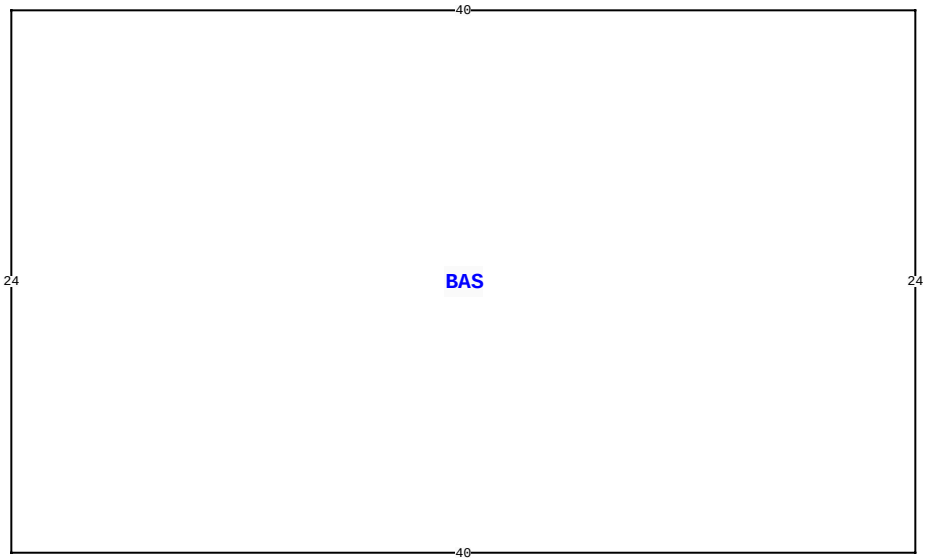
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	960	100		960	23,412
TOTALS	960			960	23,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	101.6100	60.97	58,531	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



534 SW BOBCAT 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	23,412
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,280
TOTAL MARKET VALUE	44,692
SOH/AGL Deduction	7,021
ASSESSED VALUE	37,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,671
TOTAL JUST VALUE	44,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049198	Electrical Servic	0	02/12/2024
9813	M H	125	06/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1759	8/19/2019	TD	U	I	18	19,000
GRANTOR: CLKER OF COURT						
GRANTEE: ALLEN & SUSAN MINCE						
1115/1621	3/30/2007	WD	Q	I		40,000
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: BRETT POE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		00	0.00	0.00	1.02	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,280							

REVIEW DATE 04/18/2024 BY TW Total Acres: 1.02 Total Land Value: 14,280 Market: 0 Agricultural: 0 Common: 14,280 PRINTED 11/07/2025 BY SYS