LOT 110 SASSAFRAS ACRES S/D
ORB 319-422, 533-75, 780-473,
839-1029, 877-1737,

RUSSELL BILLY D
7725 SW 92ND LN
GAINESVILLE, FL 32608

2026

19-7S-17-10024-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 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	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

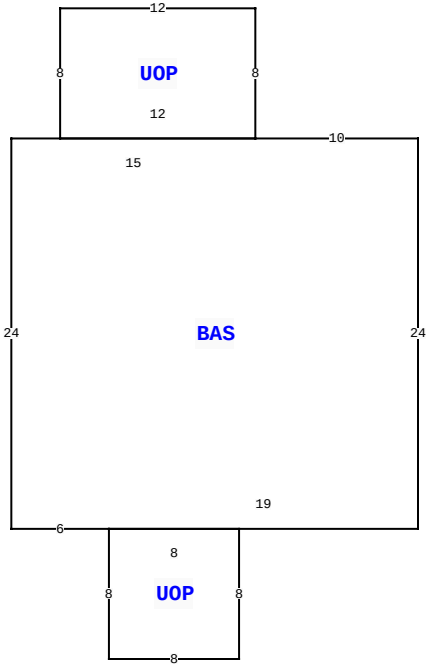
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	58,975
UOP	64	20		13	1,277
UOP	96	20		19	1,868
TOTALS	760			632	62,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	632	111.0880	124.42	78,633	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 600 HX Base Yr



613 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	62,120
TOTAL MARKET OB/XF VALUE	7,240
TOTAL LAND VALUE - MARKET	39,760
TOTAL MARKET VALUE	109,120
SOH/AGL Deduction	0
ASSESSED VALUE	109,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,120
TOTAL JUST VALUE	109,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,906

SALE:2:1: LOT 110 SASSAFRAS ACRES

SALE:1:1: RETURNED TO FORMER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17549	SFR	120	10/17/2000
15934	PUMP/UTPOL	30	08/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0877/1737	3/17/1999	WD	Q	V		10,000
GRANTOR: PATTERSON						
GRANTEE: B RUSSELL						
0839/1029	4/16/1997	QC	Q	V	01	0
GRANTOR: BENNETT						
GRANTEE: PATTERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N8 W12 S8 E12$ W15 S24 E6 UOP= S8 E8 N8 W8$ E19 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	0294	SHED WOOD/	0	0	8	10	80.00	UT	3.00	3.00	100	2004	2004	3	100	240	
2	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 7,240

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	2.84	AC		1.00	1.00	1.00	14,000.00	14,000.00	39,760							

REVIEW DATE 12/20/2017 BY BC Total Acres: 2.84 Total Land Value: 39,760 Market: 0 Agricultural: 0 Common: 39,760 PRINTED 11/07/2025 BY SYS