LOT 114 SASSAFRAS ACRES S/D.
ORB 470-622, 570-413, 735-176,
739-230, 909-967, 924-832,

JOHNS MICHAEL T
177 SW POSSUM GLN
FT WHITE, FL 32038-2451

2026

19-7S-17-10024-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

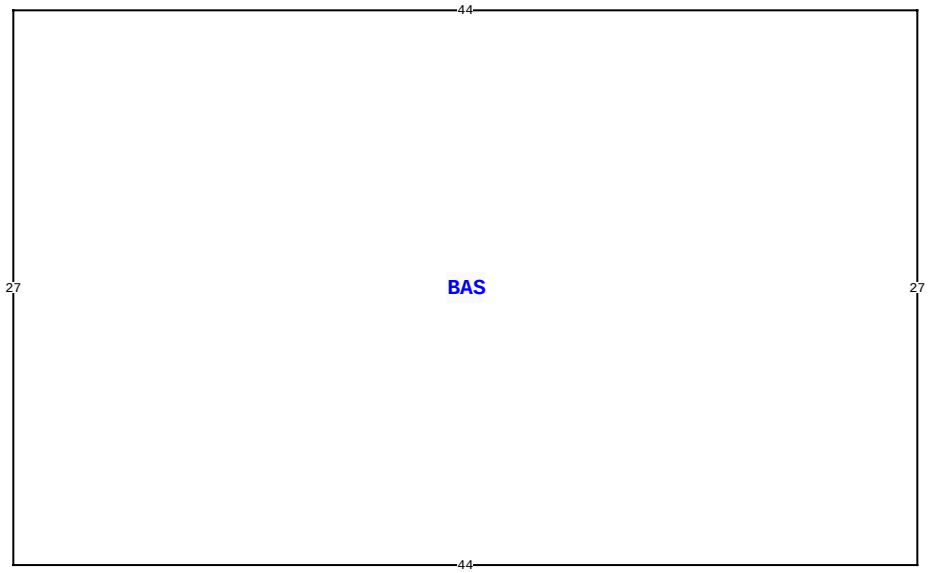
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,188	100		1,188	85,425
TOTALS	1,188			1,188	85,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	139.0800	130.74	155,319	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1188 HX Base Yr 2005



177 SW POSSUM GLN, 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		85,425
TOTAL MARKET OB/XF VALUE		8,950
TOTAL LAND VALUE - MARKET		30,380
TOTAL MARKET VALUE		124,755
SOH/AGL Deduction		64,756
ASSESSED VALUE		59,999
TOTAL EXEMPTION VALUE	HX HB	34,999
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,755

SALE:1:1: LOT 114 SASSAFRAS ACRES $.55 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19332	M H	125	03/18/2002
17635	M H	75	11/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1022/2088	7/30/2004	WD	Q	I		69,500
GRANTOR: BLAKESLEE						
GRANTEE: MICHAEL T JOHNS						
1022/2086	7/30/2004	WD	Q	I	04	100
GRANTOR: DLC CATTLE COMPANY						
GRANTEE: BLAKESLEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 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	0296	SHED METAL	0	100	10	10	100.00	UT	7.50	7.50	100	2002	2002	3	100	750	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,950

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	2.17	AC		1.00	1.00	1.00	14,000.00	14,000.00	30,380							

REVIEW DATE 12/19/2017 BY BC Total Acres: 2.17 Total Land Value: 30,380 Market: 0 Agricultural: 0 Common: 30,380 PRINTED 11/07/2025 BY SYS