

LOT 119 SASSAFRAS ACRES S/D.
ORB 483-355,

SIMMONS BELINDA JOY WILLIAMS
307 SW BOBCAT DR
FT WHITE, FL 32038-2479

2026

19-7S-17-10024-119



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																									
Exterior Wall	05	AVERAGE 100	0800	02	1,221	113.9000	68.34	83,443	1983	1983	0	0	0	60.00	40.00	VALUATION SUMMARY																								
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 100% - 0														Heated Area: 1152 HX Base Yr																							
Roof Cover	12	MODULAR MT 100	UOP BAS														VALUATION BY												STANDARD											
Interior Wall	04	PLYWOOD 100															Tax Group: 3												Tax Dist:											
Interior Floo	14	CARPET 90															BUILDING MARKET VALUE												33,377											
Interior Floo	08	SHT VINYL 10															TOTAL MARKET OB/XF VALUE												12,910											
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET												30,600											
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE												76,887											
Bedrooms	3	100															SOH/AGL Deduction												32,753											
Bathrooms	2	100															ASSESSED VALUE												44,134											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 25,000											
Architectual	01	CONV 100															BASE TAXABLE VALUE												19,134											
Units	0	100	TOTAL JUST VALUE												76,887																									
Condition Adj	03	03 100	NCON VALUE												0																									
Kitchen Adjus	01	01 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 76,887																									
Quality			05	05	BLDG:1:1: COMMODORE MH																																			
DOR CODE			0200			MOBILE HOME			XFOB:1:1: COMMODORE MH																															
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	1,152	100		1,152	31,491																																			
UOP	275	25		69	1,886																																			
TOTALS			1,427		1,221	33,377																																		
EXTRA FEATURES						307 SW BOBCAT DR, FORT WHITE												BLD DATE XF DATE INC DATE																						
L N	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	LGL DATE LAND DATE AG DATE																						
1	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200		05/15/2024 MLU																						
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100		BUILDING NOTES																						
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000		BUILDING DIMENSIONS																						
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200		BAS= W23 S24 E48 N24 UOP= N11 W25 S11 E25\$ W25\$.																						
5	0294	SHED WOOD/	0	100	12	26	312.00	UT	5.00	5.00	100	2005	2005	3	100	1,560																								
6	0120	CLFENCE 4	0	100	0	0	400.00	UT	7.50	7.50	75	2007	2007	3	75	2,250																								
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																								
8	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																								
LAND DESCRIPTION			TOTAL OB/XF														12,910																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,600																							
REVIEW DATE 03/06/2025 BY TW Total Acres: 3.06 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 11/07/2025 BY SYS																																								