LOT 4 SASSAFRAS ACRES S/D.
359-372, 759-142, QC 1442-99, QC

DOUGLAS JUNIOR (AKA DOUGLAS NORMAN)
1677 SW BOBCAT DR
FORT WHITE, FL 32038

2025

30-7S-17-10068-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02

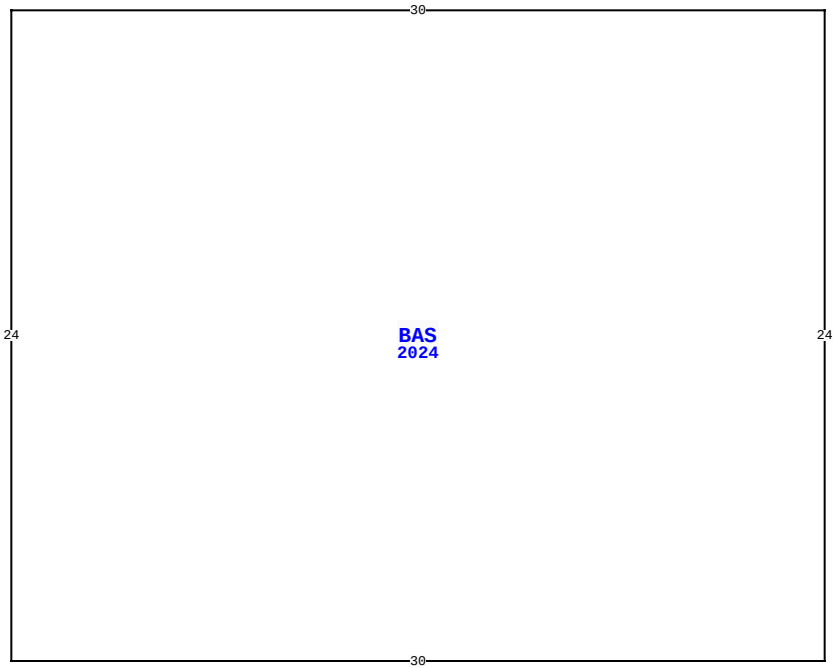
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 30717.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	14,755
TOTALS	720			720	14,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	720	36.7200	22.77	16,394	2020	2020	0	0	0	10.00	90.00

2 STRG/CONV – 100% - 2025 Heated Area: 720 HX Base Yr 2025



1677 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		14,755
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		14,420
TOTAL MARKET VALUE		33,675
SOH/AGL Deduction		0
ASSESSED VALUE		33,675
TOTAL EXEMPTION VALUE	HX HB SX	33,675
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		33,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		28,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38204	PUMP/UTPOL	50	06/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/2357	2/06/2024	QC	U	I	11	100
GRANTOR: DOUGLAS ERIC						
GRANTEE: DOUGLAS JUNIOR (AKA						
1462/2686	3/21/2022	QC	U	I	11	100
GRANTOR: DOUGLAS JUNIOR						
GRANTEE: DOUGLAS ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=87,13] W30 S24 E30 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0001	RES MISC	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,600	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	100.00	100.00	100	2024	2020		100	100	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2020		100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	100		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,420							

REVIEW DATE 01/29/2018 BY DF Total Acres: 1.03 Total Land Value: 14,420 Market: 0 Agricultural: 0 Common: 14,420 PRINTED 06/27/2025 BY SYS