LOT 5 SASSAFRAS ACRES S/D.
ORB 491-287,

STEELE MICHAEL W SR/STEELE MARINA A
1744 SW BOBCAT DR
FT WHITE, FL 32038

2025

30-7S-17-10068-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

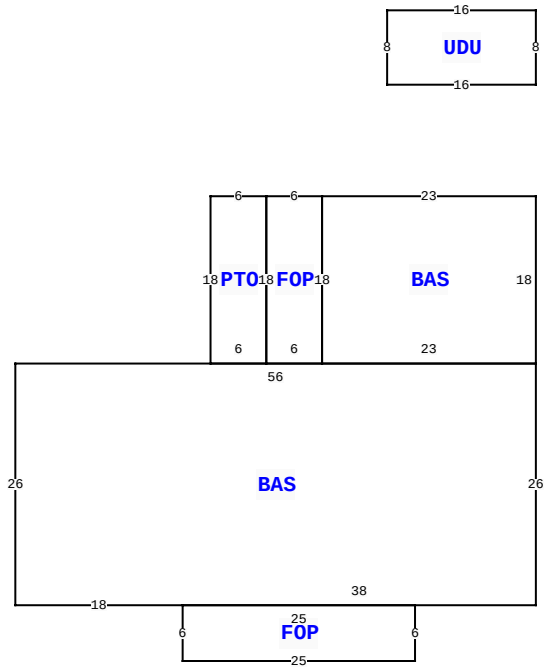
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	30717.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	414	100		414	31,719
BAS	1,456	100		1,456	111,552
FOP	108	30		32	2,452
FOP	150	30		45	3,448
PTO	108	5		5	383
UDU	128	55		70	5,363
TOTALS	2,364			2,022	154,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,022	105.2450	117.87	238,333	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1870 HX Base Yr



1744 SW BOBCAT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,916
TOTAL MARKET OB/XF VALUE		11,696
TOTAL LAND VALUE - MARKET		30,100
TOTAL MARKET VALUE		196,712
SOH/AGL Deduction		68,771
ASSESSED VALUE		127,941
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,219
TOTAL JUST VALUE		196,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044979	Remodel	13,781	07/18/2022
7762	ADDN SFR	45	11/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E18 FOP= S6 E25 N6 W25$ E38 N26$ BAS= N18W23 FOP= W6 PTO= W6 S18 E6 N18$ S18 E6 N18$ S18 E23$ PTR=N30 UDU= N8 W16 S8 E16$ S30$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	3,024.00	UT	1.50	1.50	100	1994	1994	3	100	4,536	
3	0070	CARPORT UF	0	100	24	24	576.00	UT	2.00	2.00	100	1994	1994	3	100	1,152	
4	0210	GARAGE U	0	100	24	30	720.00	UT	5.50	5.50	100	1994	1994	3	100	3,960	
5	0294	SHED WOOD/	0	100	12	30	360.00	UT	4.30	4.30	100	1994	1994	3	100	1,548	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 11,696

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	3.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,100							

REVIEW DATE 07/27/2022 BY TW Total Acres: 3.01 Total Land Value: 30,100 Market: 0 Agricultural: 0 Common: 30,100 PRINTED 06/27/2025 BY SYS