LOT 6 SASSAFRAS ACRES S/D.
ORB 495-546, 638-191-192,
896-745, DC 960-2428, 960-2429

PHELAN ANDREW A JR & TERRY J/PHELAN TERRY J
319 SW CR 138
FT WHITE, FL 32038

2026

30-7S-17-10068-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

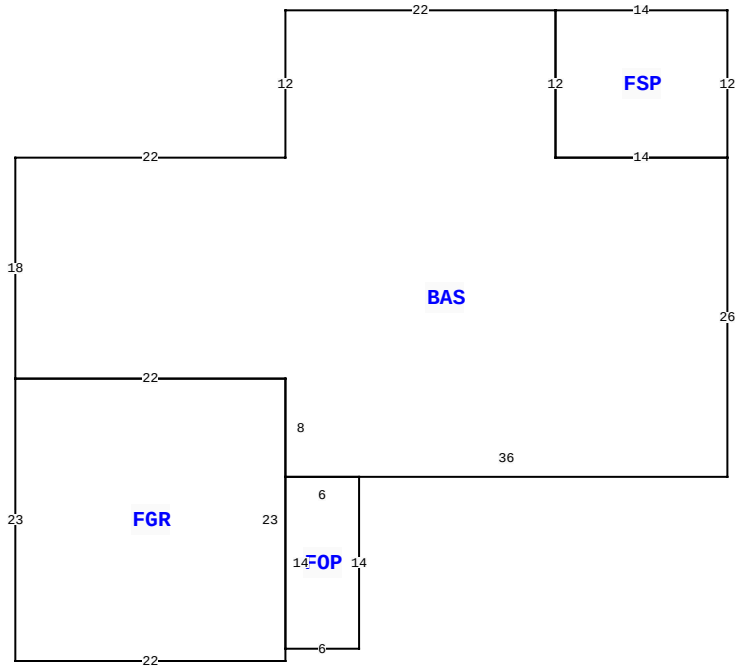
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,596	100		1,596	150,122
FGR	506	55		278	26,149
FOP	84	30		25	2,352
FSP	168	40		67	6,302
TOTALS	2,354			1,966	184,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,966	125.3439	140.39	276,007	1990	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2003 Heated Area: 1596 HX Base Yr 2003



319 SW COUNTY ROAD 138 , 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		184,925
TOTAL MARKET OB/XF VALUE		10,230
TOTAL LAND VALUE - MARKET		32,480
TOTAL MARKET VALUE		227,635
SOH/AGL Deduction		66,968
ASSESSED VALUE		160,667
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,945
TOTAL JUST VALUE		227,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0960/2429	8/20/2002	WD	Q	I		129,900
GRANTOR: MOURADIANS						
GRANTEE: ANDREW & TERRY PHEL						
0896/0745	1/27/2000	WD	Q	I		122,000
GRANTOR: JOHN & THELMA MOORE						
GRANTEE: MOURADIAN 'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S12 W22 S18 FGR= S23 E22 N23 W22$ E22 S8 FOP= S14 E6 N14 W6$ E36 N26 FSP= N12 W14 S12 E14$ W14 N12$.

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	10	20	200.00	UT	1.40	1.40	100	0	0	3	100	280	
2	0210	GARAGE U	0	100	50	26	1,300.00	UT	7.50	7.50	100	0	0	3	100	9,750	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,230

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	2.32	AC		1.00	1.00	1.00	14,000.00	14,000.00	32,480							

REVIEW DATE 01/30/2018 BY DF Total Acres: 2.32 Total Land Value: 32,480 Market: 0 Agricultural: 0 Common: 32,480 PRINTED 11/07/2025 BY SYS