

LOT 9 SASSAFRAS ACRES S/D.
472-277, 986-2511, WD 1127-1350,

MASSEO ANDREW R
439 SW CR 138
FORT WHITE, FL 32038

2026

30-7S-17-10068-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		1 100
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	1,372	100		1,372	120,733
FOP	12	30		4	352
FST	176	55		97	8,536
UEP	656	60		394	34,671
UOP	36	20		7	616
TOTALS	2,252			1,874	164,907

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0031	BARN,MT AE	0	100	20	20	400.00	UT	12.00
3	0296	SHED METAL	0	100	10	20	200.00	UT	12.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	2.35

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,874	104.7600	117.33	219,876	1983	2000	0	0	25.00	75.00

1 SINGLE FAM 100% - 2008 Heated Area: 1372 HX Base Yr 2008

439 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		164,907	
TOTAL MARKET OB/XF VALUE		11,400	
TOTAL LAND VALUE - MARKET		32,900	
TOTAL MARKET VALUE		209,207	
SOH/AGL Deduction		62,434	
ASSESSED VALUE		146,773	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		91,051	
TOTAL JUST VALUE		209,207	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,406	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1438/2343	5/25/2021	LE U	I	I	14
GRANTOR: MASSEO ANDREW R					SALE PRICE 100
GRANTEE: MASSEO ANDREW II					
1127/1350	7/30/2007	WD Q	I		157,000
GRANTOR: COREY S & BRITTANY BA					
GRANTEE: ANDREW R MASSEO					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W42 S32 E13 UOP= S4 E9 N4 W9\$ E1 FOP= E6 N2 W6 S2\$ N2 E6 S2 E2 S4 E10 N4 E10 UEP= E26 N24 FST= N8 W22 S8 E22\$ W22 N8 W4 S32\$ N32\$.									