LOT 12 SASSAFRAS ACRES S/D.
367-341, LE 779-1988, 905-2560
WD 1155-900, WD 1314-208,

DILLON JEFFREY S
157 SW RACCOON WAY
FT WHITE, FL 32038

2026

30-7S-17-10068-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

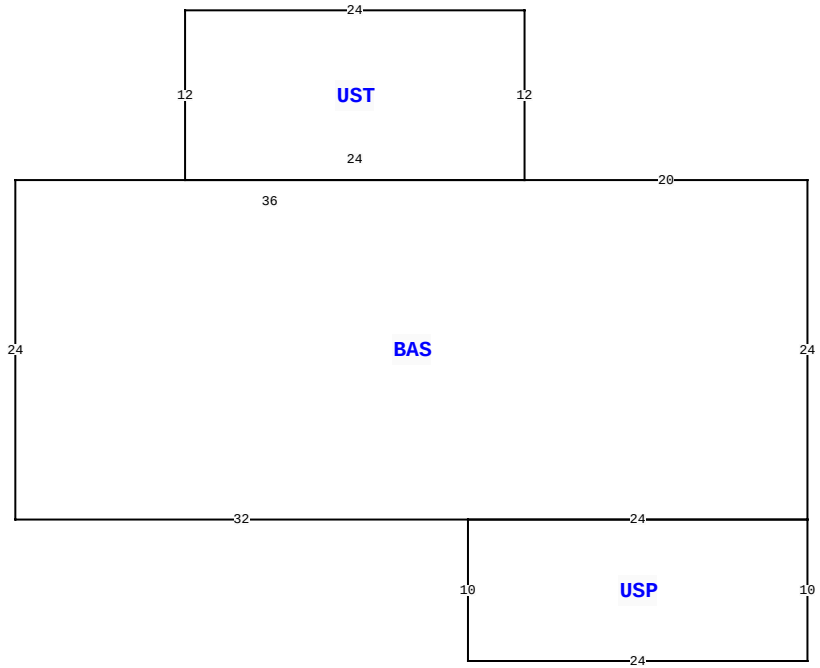
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,344	100		1,344	25,396
USP	240	35		84	1,587
UST	288	45		130	2,456
TOTALS	1,872			1,558	29,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	1,558	85.9000	47.24	73,600	1976	1976	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2016 Heated Area: 1344 HX Base Yr 2016



157 SW RACCOON WAY, 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		29,440
TOTAL MARKET OB/XF VALUE		14,300
TOTAL LAND VALUE - MARKET		26,740
TOTAL MARKET VALUE		70,480
SOH/AGL Deduction		30,082
ASSESSED VALUE		40,398
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,398
TOTAL JUST VALUE		70,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,480

BLDG:1:1: CONCO MH

XFOB:1:1: CONCO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/0208	4/28/2016	WD	U	I	11	0
GRANTOR: ROBERT E DILLON						
GRANTEE: JEFFREY S DILLON						
1155/0900	7/18/2008	WD	Q	I	01	100
GRANTOR: ROBERT DILLON						
GRANTEE: JEFFREY S DILLON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UST= N12 W24 S12 E24$ W36 S24 E32 USP= S10 E24 N10 W24$ E24 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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	4,950	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	50	2013	2013	3	50	250	

LAND DESCRIPTION

TOTAL OB/XF 14,300

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	0200	C	MBL HM	100		00	0.00	0.00	1.91	AC		1.00	1.00	1.00	14,000.00	14,000.00	26,740							

REVIEW DATE 01/30/2018 BY DF Total Acres: 1.91 Total Land Value: 26,740 Market: 0 Agricultural: 0 Common: 26,740 PRINTED 11/04/2025 BY SYS