LOT 21 SASSAFRAS ACRES S/D.

447-300, 585-731,734, 605-763,

MCCALL DEAN K
219 SW RACCOON WAY
FORT WHITE, FL 32038

**2026**

**30-7S-17-10068-021**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

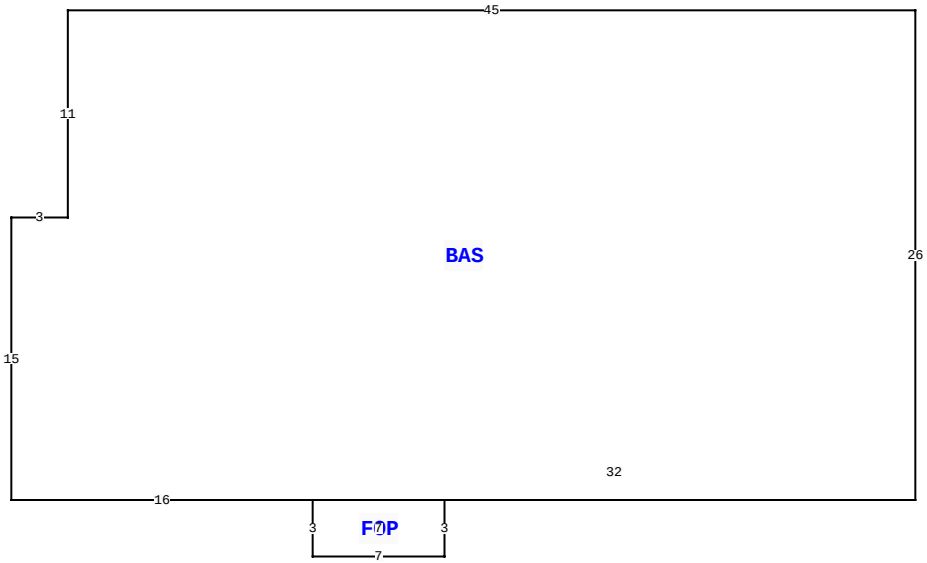
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 1,215 | 100 | | 1,215 | 120,759 |
| FOP | 21 | 30 | | 6 | 596 |
| TOTALS | 1,236 | | | 1,221 | 121,355 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,221 | 118.3200 | 132.52 | 161,807 | 1976 | 2005 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1215 HX Base Yr




219 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 | 121,355 |
| TOTAL MARKET OB/XF VALUE | 7,266 |
| TOTAL LAND VALUE - MARKET | 17,920 |
| TOTAL MARKET VALUE | 146,541 |
| SOH/AGL Deduction | 62,520 |
| ASSESSED VALUE | 84,021 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 84,021 |
| TOTAL JUST VALUE | 146,541 |
| NCON VALUE | 1,500 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 78,922 |

SALE:1:1: LOT 21 SASSAFRAS ACRES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1546/743 | 8/04/2025 | WD | Q | I | 01 | 235,000 |
| GRANTOR: DILLON JEFFREY S | | | | | | |
| GRANTEE: MCCALL DEAN K | | | | | | |
| 1378/1430 | 2/11/2019 | WD | Q | I | 01 | 18,000 |
| GRANTOR: CAROL ROBERTS & MARSH | | | | | | |
| GRANTEE: JEFFREY S DILLON & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W45 S11 W3 S15 E16 FOP= S3 E7 N3 W7$ E32 N26$.

### 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 150 | |
| 2 | 0031 | BARN,MT AE | 0 | 0 | 24 | 26 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 5,616 | |
| 3 | 0081 | DECKING WI | 0 | 0 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2026 | 2025 | | 100 | 1,500 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,266

| 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 | 0 | | 00 | 0.00 | 0.00 | 1.28 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 17,920 | | | | | | | |

REVIEW DATE 10/17/2025 BY TP Total Acres: 1.28 Total Land Value: 17,920 Market: 0 Agricultural: 0 Common: 17,920 PRINTED 11/04/2025 BY SYS