LOT 25 SASSAFRAS ACRES S/D.
481-80, DC 950-1720, QC 1082-

ROBERSON FRANK MONTANA/ROBERSON DANIELLE LINDSAY
212 SW FOX PL
FORT WHITE, FL 32038

2026

30-7S-17-10068-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

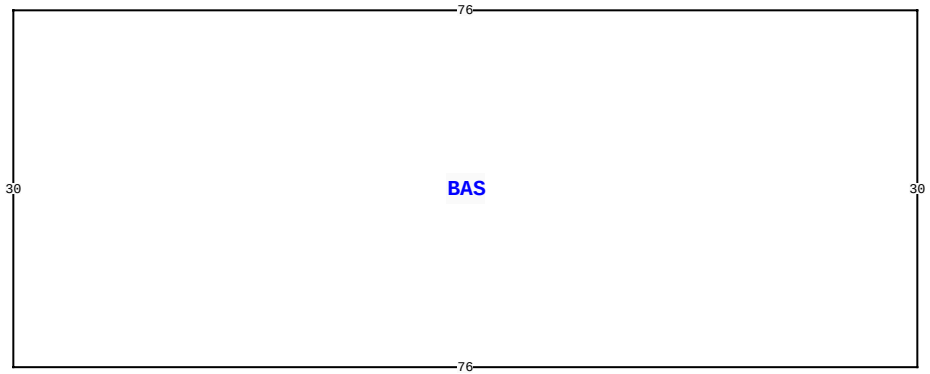
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	127,427
TOTALS	2,280			2,280	127,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	102.5100	96.36	219,701	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2019 Heated Area: 2280 HX Base Yr 2019



212 SW FOX PL, 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		127,427
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		21,840
TOTAL MARKET VALUE		156,267
SOH/AGL Deduction		56,806
ASSESSED VALUE		99,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,739
TOTAL JUST VALUE		156,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26426	M H	530	11/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1358/1474	3/08/2018	WD	U	I	12	62,000
GRANTOR: SELENE FINANCE LP						
GRANTEE: FRANK MONTANA & DAN						
1358/1469	3/08/2018	QC	U	I	11	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: SELENE FINANCE LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.56	AC		1.00	1.00	1.00	14,000.00	14,000.00	21,840							

REVIEW DATE 01/30/2018 BY DF Total Acres: 1.56 Total Land Value: 21,840 Market: 0 Agricultural: 0 Common: 21,840 PRINTED 11/03/2025 BY SYS