LOT 29 SASSAFRAS ACRES S/D.
632-572, 858-600, WD 1380-99,
WD 1404-1635,

DEFUSCO BERT M
1623 SW BOBCAT DR
FORT WHITE, FL 32028

2026

30-7S-17-10068-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

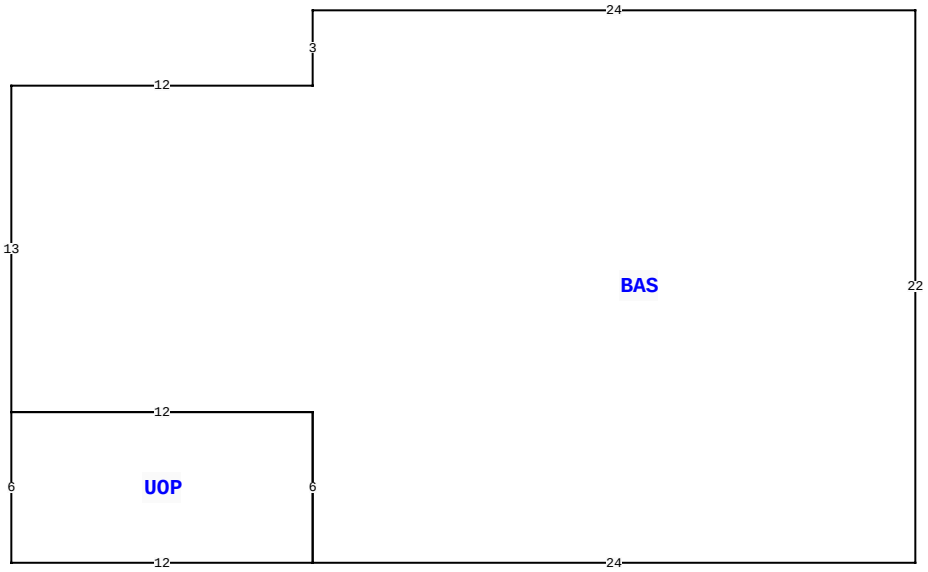
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	684	100		684	31,273
UOP	72	20		14	640
TOTALS	756			698	31,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	698	62.8050	70.34	49,097	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 684 HX Base Yr 2020



1623 SW BOBCAT DR, 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		31,913
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		14,420
TOTAL MARKET VALUE		46,333
SOH/AGL Deduction		14,364
ASSESSED VALUE		31,969
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,969
TOTAL JUST VALUE		46,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,333

SALE:2:1: MH HERE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/1635	1/21/2020	WD	U	I	11	0
GRANTOR: DAVID B & JACQUELINE						
GRANTEE: BERT M DEFUSCO						
1380/0099	1/23/2019	WD	U	I	16	22,500
GRANTOR: DAVID B RHINEMILLER						
GRANTEE: BERT M DEFUSCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S3 W12 S13 UOP= S6E12 N6 W12$ E12 S6 E24 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,420							

REVIEW DATE 01/29/2018 BY DF Total Acres: 1.03 Total Land Value: 14,420 Market: 0 Agricultural: 0 Common: 14,420 PRINTED 10/31/2025 BY SYS