

LOTS 30 & 31 SASSAFRAS ACRES S/D
632-639, QC 1129-2457, WD 1227-2

BREWINGTON KRISTINA H
1565 SW BOBCAT DR
FORT WHITE, FL 32038

2026

30-7S-17-10068-031



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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		MKT AREA
		02

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	77,793
UOP	180	25		45	1,661

TOTALS	2,288			2,153	79,453
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0252	LEAN-T0 W/	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
5	0252	LEAN-T0 W/	0	100	0	0	1.00	UT	0.00	0.00	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		00	0.00	0.00	1.03	AC	
2	0000	C	VAC RES	100		00	0.00	0.00	1.03	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,153	113.9000	68.34	147,136	2007	2007	0	0	0	46.00	54.00	
2 MOBILE HME 100% - 0 Heated Area: 2108 HX Base Yr													
31 68 31 38 30 18 10 10 18													
BAS													
UOP													

1565 SW BOBCAT DR, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0252	LEAN-T0 W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0252	LEAN-T0 W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													
16,150													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0102	C	SFR/MH	100		00	0.00	0.00	1.03	AC		1.00	1.00
2	0000	C	VAC RES	100		00	0.00	0.00	1.03	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		79,453	
TOTAL MARKET OB/XF VALUE		16,150	
TOTAL LAND VALUE - MARKET		28,840	
TOTAL MARKET VALUE		124,443	
SOH/AGL Deduction		26,882	
ASSESSED VALUE		97,561	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		41,839	
TOTAL JUST VALUE		124,443	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25285	M H	275	12/06/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1481/143	10/01/2020	WD	U	I	11	100	
GRANTOR: BREWINGTON CHARLES S							
GRANTEE: BREWINGTON CHARLES							
1227/2573	12/28/2011	WD	U	I	11	100	
GRANTOR: WILBUR III, ROBERT &							
GRANTEE: CHARLES S BREWINGTO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W68 S31 E38 UOP= S10 E18 N10 W18\$ E30 N31\$.											