LOTS 33 & 34 SASSAFRAS ACRES
EX 0.09 AC OF LOT 34 DESC ORB
766-126. ORB 656-035, 679-112,

LOUNSBURY E VANCE JR
1511 SW BOBCAT DR
FT WHITE, FL 32038

2026

30-7S-17-10068-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

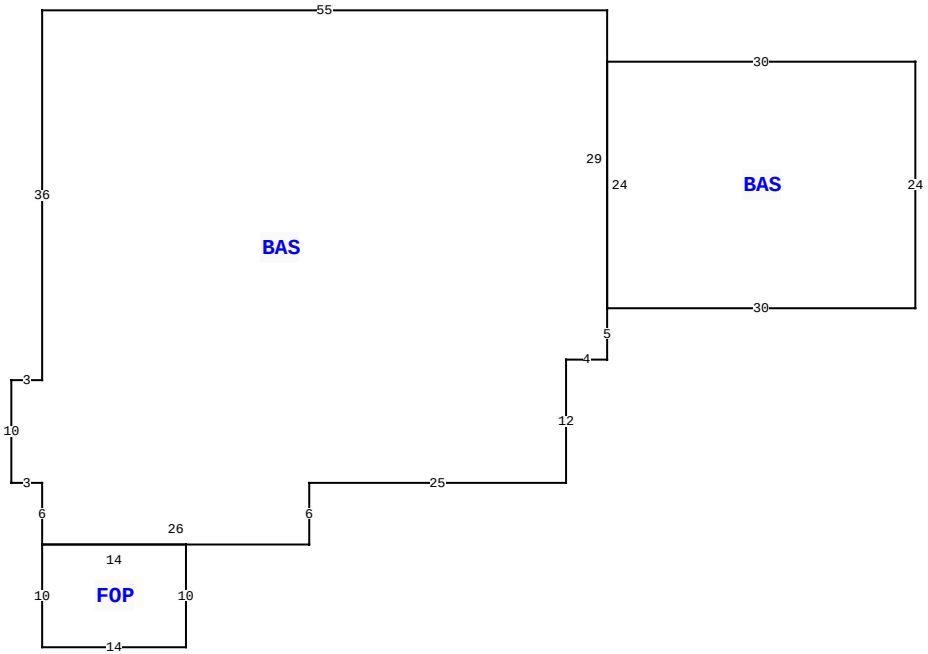
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
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	03	03
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	720	100		720	40,426
BAS	2,668	100		2,668	149,800
FOP	140	30		42	2,358
TOTALS	3,528			3,430	192,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,430	77.1210	86.38	296,283	1925	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3388 HX Base Yr



1511 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		192,584
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		27,580
TOTAL MARKET VALUE		227,664
SOH/AGL Deduction		159,608
ASSESSED VALUE		68,056
TOTAL EXEMPTION VALUE	HX HB	41,447
BASE TAXABLE VALUE		26,609
TOTAL JUST VALUE		227,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34596	M H	751	10/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0699/0174	10/13/1989	WD	U	I	34	20,000
GRANTOR: ARNOLD LEONARD						
GRANTEE: LOUNSBURY E VANCE						
0679/0112	3/15/1989	WD	Q	I		13,330
GRANTOR: FETZ						
GRANTEE: ARNOLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S36 W3 S10 E3 S6 FOP= S10 E14 N10 W14$ E26 N6 E25 N12 E4 N5 BAS= E30 N24 W30 S24$ N29$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	1.97	AC		1.00	1.00	1.00	14,000.00	14,000.00	27,580							

REVIEW DATE 01/29/2018 BY DF Total Acres: 1.97 Total Land Value: 27,580 Market: 0 Agricultural: 0 Common: 27,580 PRINTED 10/31/2025 BY SYS