LOT 37 SASSAFRAS ACRES S/D.
583-288, 748-48, QC 897-1635,
LE 1343-647, WD 1402-1299,

BALESKI DONNA
147 SW FOX PL
FORT WHITE, FL 32038

2026

30-7S-17-10068-037

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

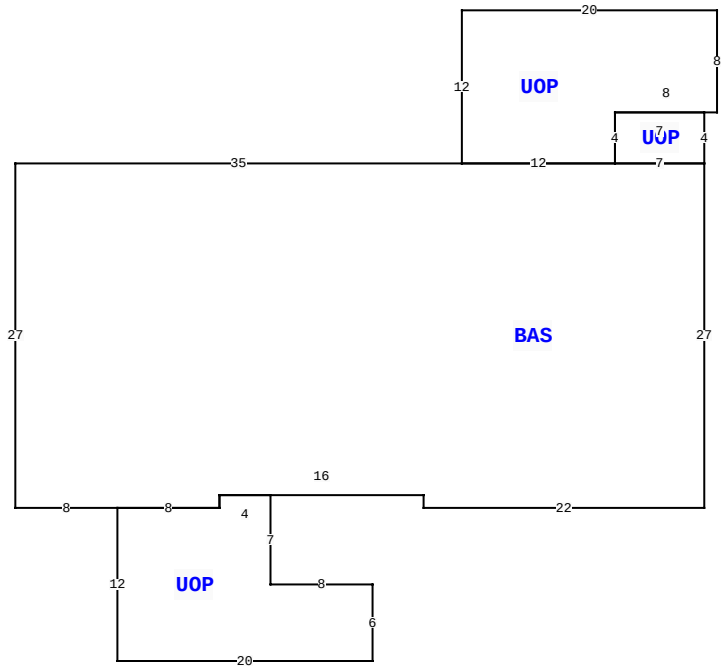
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,442	100		1,442	38,380
UOP	28	25		7	186
UOP	196	25		49	1,304
UOP	208	25		52	1,384
TOTALS	1,874			1,550	41,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,550	110.9000	66.54	103,137	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1442 HX Base Yr



193 SW FOX PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,255
TOTAL MARKET OB/XF VALUE	8,550
TOTAL LAND VALUE - MARKET	26,095
TOTAL MARKET VALUE	75,900
SOH/AGL Deduction	3,849
ASSESSED VALUE	72,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,051
TOTAL JUST VALUE	75,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,900

XFOB:1:1: HOMES OF MERIT MH

SALE:1:1: LOT 37, SASSAFRAS ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/1583	9/30/2020	WD	U	I	11	100
GRANTOR: SAMMY B NELSON & KATH						
GRANTEE: DONNA BALESKI						
1417/1082	8/10/2020	LE	U	I	14	100
GRANTOR: DONNA BALESKI AKA DON						
GRANTEE: RUSSELL MAGEE (RMDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S27 E8 UOP= S12 E20N6 W8 N7 W4 S1 W8$ E8 N1 E16 S1 E22 N27 UOP= N4 W7 S4 E7$ W7 UOP= N4 E8 N8 W20 S12 E12$ W12$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	50	2013	2013	3	50	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,550

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	0102	C	SFR/MH	0		00	0.00	0.00	3.07	AC		1.00	1.00	1.00	8,500.00	8,500.00	26,095							

REVIEW DATE 01/30/2018 BY DF Total Acres: 3.07 Total Land Value: 26,095 Market: 0 Agricultural: 0 Common: 26,095 PRINTED 10/28/2025 BY SYS