LOT 42 SASSAFRAS ACRES S/D.

730-550, 821-918, WD 1148-2421,

**PARKES BARRY**
278 SW RACCOON WAY
FORT WHITE, FL 32038

**2026**

**30-7S-17-10068-042**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

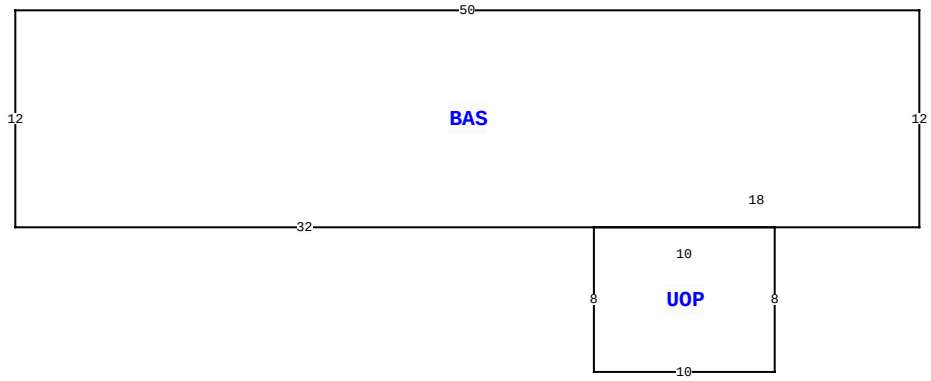
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 03 | 03 |
| 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 | 600 | 100 | | 600 | 10,874 |
| UOP | 80 | 25 | | 20 | 362 |
| TOTALS | 680 | | | 620 | 11,237 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 620 | 75.5100 | 45.31 | 28,092 | 1970 | 1970 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 600 HX Base Yr




278 SW RACCOON WAY, 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 | 11,237 |
| TOTAL MARKET OB/XF VALUE | 8,350 |
| TOTAL LAND VALUE - MARKET | 17,500 |
| TOTAL MARKET VALUE | 37,087 |
| SOH/AGL Deduction | 3,253 |
| ASSESSED VALUE | 33,834 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 33,834 |
| TOTAL JUST VALUE | 37,087 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 37,087 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1370/2547 | 9/25/2018 | WD | U | I | 11 | 100 |
| GRANTOR: FLYING FARMER LLC | | | | | | |
| GRANTEE: BARRY PARKES | | | | | | |
| 1148/2421 | 4/15/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: MARK P SULLIVAN | | | | | | |
| GRANTEE: FLYING FARMER LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W50 S12 E32 UOP= S8 E10N8 W10$ E18 N12 $.

## 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 | 0040 | BARN,POLE | 0 | 0 | 10 | 20 | 200.00 | UT | 2.50 | 2.50 | 50 | 2003 | 2003 | 3 | 50 | 250 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |
| 5 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,350

| 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 | 1.25 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 17,500 | | | | | | | |

REVIEW DATE 01/30/2018 BY DF Total Acres: 1.25 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 10/27/2025 BY SYS