LOT 43 SASSAFRAS ACRES S/D.
835-149, 862-1618, QC 1154-1264,

MANSINGH CANDACE KARIN
314 SW RACCOON WAY
FT WHITE, FL 32038

2026

30-7S-17-10068-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

314 SW RACCOON WAY, FORT WHITE

BLD DATE	09/23/1998	MO	LGL DATE	
XF DATE	09/23/1998	M0	LAND DATE	04/07/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,695
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	33,195
SOH/AGL Deduction	0
ASSESSED VALUE	33,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,195
TOTAL JUST VALUE	33,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29708	GARAGE	157	09/30/2011
14489	M H	125	09/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1437/1438	5/13/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: MANSINGH CANDACE KA						
1154/1264	7/09/2008	QC	Q	I	01	100
GRANTOR: SCHOELL						
GRANTEE: KARIN A STROTHER						

BUILDING NOTES

BUILDING DIMENSIONS

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	120.00	UT	5.00	5.00	100	1998	1998	3	100	600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0001	RES MISC	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,995	

LAND DESCRIPTION

TOTAL OB/XF 15,695

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	0700	C	MISC RES	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 10/28/2025 BY SYS