LOT 44 SASSAFRAS ACRES S/D.
ORB 883-2445, 897-078 & ORB 1005

ANDERSON LORENA F
1448 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

30-7S-17-10068-044

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

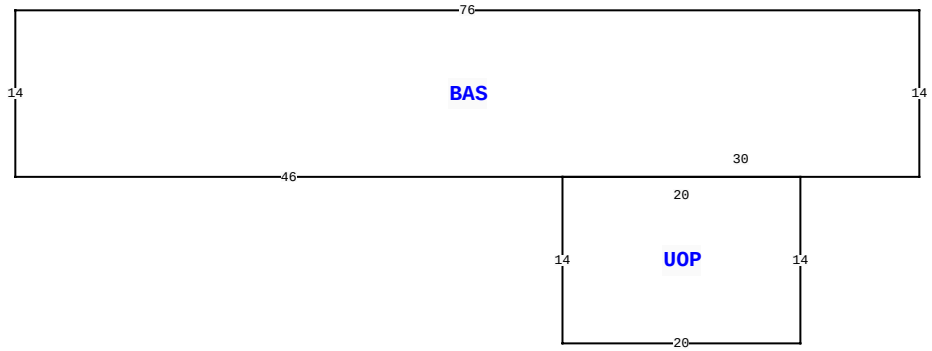
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,064	100		1,064	24,570
UOP	280	25		70	1,616
TOTALS	1,344			1,134	26,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,134	96.2100	57.73	65,466	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1064 HX Base Yr



134 SW HOOT OWL PL, 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	26,186
TOTAL MARKET OB/XF VALUE	7,450
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	50,436
SOH/AGL Deduction	0
ASSESSED VALUE	50,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,436
TOTAL JUST VALUE	50,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1005/2157	1/29/2004	QC	Q	V	01	100
GRANTOR: D EASTMAN						
GRANTEE: LORENA ANDERSON LIF						
0897/0078	2/15/2000	QC	Q	V	01	5,000
GRANTOR: J DAVIS						
GRANTEE: D EASTMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E46 UOP= S14 E20 N14 W20$ E30 N14$.

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	10	12	120.00	UT	7.50	7.50	50	2003	2003	3	50	450	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,450

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	0200	C	MBL HM	0		00	0.00	0.00	1.20	AC		1.00	1.00	1.00	14,000.00	14,000.00	16,800							

REVIEW DATE 01/30/2018 BY DF Total Acres: 1.20 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 10/28/2025 BY SYS