LOT 46 SASSAFRAS ACRES S/D.
529-69,631-200,DC TIMOTHY CUNNIN

POWELL WILLIAM F/POWELL IRENE P
212 SW HOOT OWL PL
FORT WHITE, FL 32038

2025

30-7S-17-10068-046

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

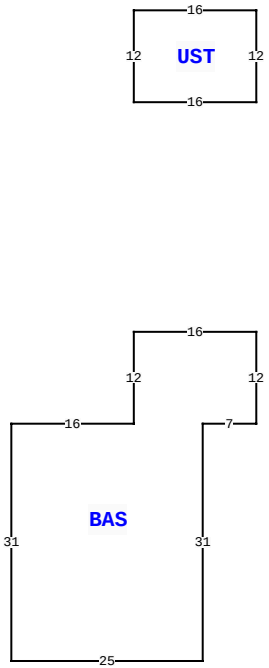
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	967	100		967	78,983
UST	192	45		86	7,025
TOTALS	1,159			1,053	86,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,053	112.2000	125.66	132,320	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 967 HX Base Yr 2011



212 SW HOOT OWL 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		86,008
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		34,595
TOTAL MARKET VALUE		122,903
SOH/AGL Deduction		50,113
ASSESSED VALUE		72,790
TOTAL EXEMPTION VALUE	HX HB	47,790
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,530

SALE:1:1: RECHECKED CORRECT ASSESSMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1207/0564	12/21/2010	PR	U	I	19	32,500
GRANTOR: ESTATE OF JANET M CUN						
GRANTEE: WILLIAM F & IRENE P						
0631/0200	8/21/1987	WD	U	I		19,600
GRANTOR: FLORIDA INVESTERS						
GRANTEE: CUNNINGHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 W16 S31 E25 N31 E7 N12$ PTR=N30 UST= N12 W16S12E16$ S30$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	4.07	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,595							

REVIEW DATE 01/30/2018 BY DF Total Acres: 4.07 Total Land Value: 34,595 Market: 0 Agricultural: 0 Common: 34,595 PRINTED 08/15/2025 BY SYS