LOTS 30 & 31 BLOCK 5 WILSON SPRI
PHASE 1-B: LOT 30 BLOCK 5 WILSON
COMMUNITY PHASE1-B: COMM AT NE

SASSER DOUGLAS M
951 SARATOGA DR
JACKSONVILLE, FL 32207

**2027**

**01-7S-15-04149-530**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 05 | 05 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

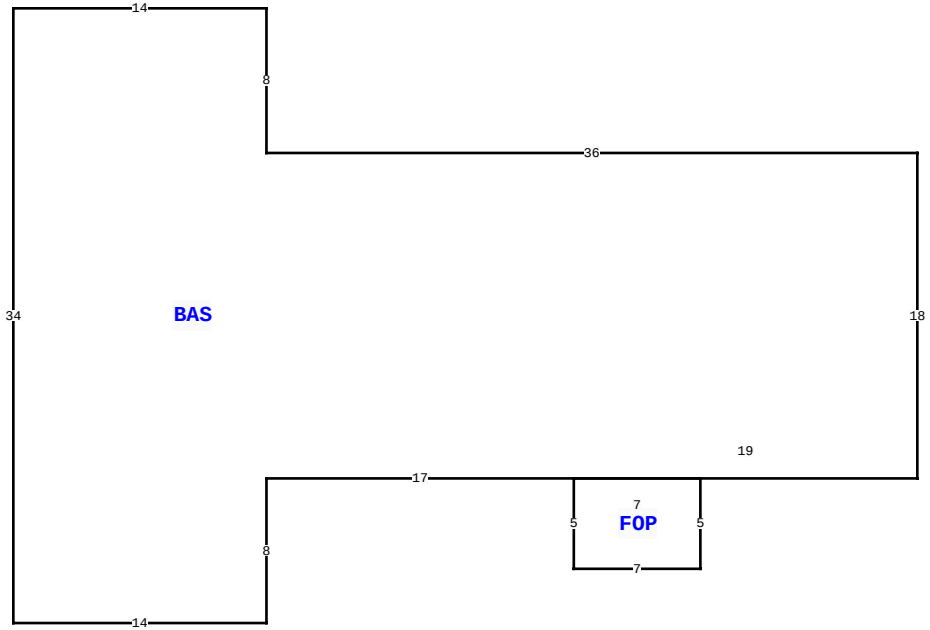
NEIGHBORHOOD/LOC 6716.0400 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,124 | 100 | | 1,124 | 109,021 |
| FOP | 35 | 30 | | 10 | 970 |
| TOTALS | 1,159 | | | 1,134 | 109,991 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,134 | 103.7340 | 114.11 | 129,401 | 2013 | 2013 | 0 | 0 | 0 | 15.00 | 85.00 |

2 SINGLE FAM 0% - 0 Heated Area: 1124 HX Base Yr




209 SW LOWERY TER, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2026 MLU
INC DATE | AG DATE

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 109,991 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 14,000 |
| TOTAL MARKET VALUE | 123,991 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 123,991 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 123,991 |
| TOTAL JUST VALUE | 123,991 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 125,986 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31065 | SFR | 376 | 05/21/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1026/1569 | 9/17/2004 | WD | Q | V | 01 | 26,700 |

GRANTOR: WILSON SPRINGS INC

GRANTEE: DOUGLAS M SASSER

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W36 N8 W14 S34 E14 N8 E17 FOP= S5 E7 N5 W7$ E19 N18$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.70 | 20,000.00 | 14,000.00 | 14,000 | | | | | | | |

REVIEW DATE 06/29/2015 BY TW Total Acres: 0.51 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2026 BY SYS