LOT 37 FORT WHITE PARK.

732-378, 914-2236, WD 1052-2249,

CASSUTTO LLC
8940 OLD WIRE RD
FORT WHITE, FL 32038

2027

03-7S-16-04060-137

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.070 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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,278
TOTAL MARKET VALUE	54,278
SOH/AGL Deduction	0
ASSESSED VALUE	54,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,278
TOTAL JUST VALUE	54,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1499	1/10/2025	WD	Q	V	01	70,000
GRANTOR: NIEPORTE JOSEPH H						
GRANTEE: CASSUTTO LLC						
1370/2775	10/18/2018	TR	U	V	11	100
GRANTOR: JOSEPH HENRY & ELIZAB						
GRANTEE: JOSEPH HENRY & ELIZ						

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

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	1000	C	VACANT COMME	0		00	0.00	0.00	61,855.00	SF		1.00	1.00	0.65	1.35	0.88	54,278							

REVIEW DATE 06/04/2026 BY NH Total Acres: 1.42 Total Land Value: 54,278 Market: 0 Agricultural: 0 Common: 54,278 PRINTED 11/17/2026 BY SYS