LOT 8 BLOCK 2 WILSON SPRINGS COM
1-A: MORE PARTICULARLY DESC:COMM
SW1/4, RUN S 1218.72 FT TO A PT

SASSER DOUGLAS M
951 SARATOGA DR
JACKSONVILLE, FL 32207

2026

06-7S-16-04149-208

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 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		2 100
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	02	02
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

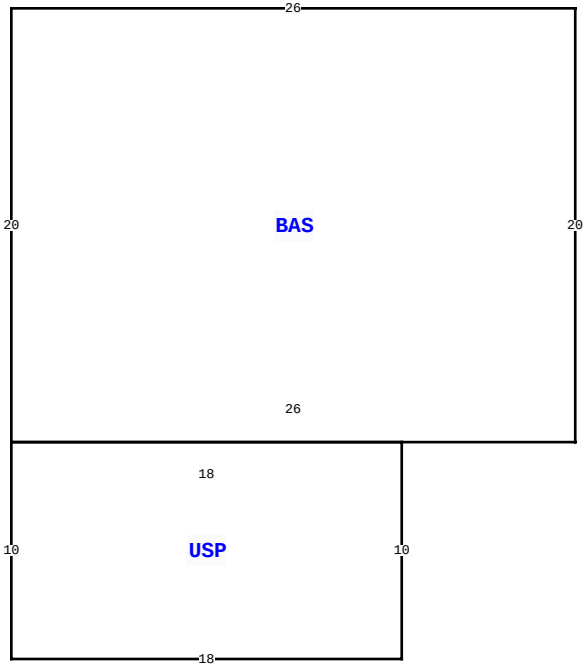
NEIGHBORHOOD/LOC 6716.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100		520	35,473
USP	180	35		63	4,298
TOTALS	700			583	39,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	583	93.7040	104.95	61,186	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 520 HX Base Yr



372 SW MEMORIAL DR, 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	39,771
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	59,771
SOH/AGL Deduction	623
ASSESSED VALUE	59,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,148
TOTAL JUST VALUE	59,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1047/2780	5/27/2005	WD	Q	I		24,000
GRANTOR: ROBERT & GARY PELT						
GRANTEE: DOUGLAS M SASSER						
0935/2410	9/20/2001	WD	Q	V		15,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: ROBERT & GARY PELT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S20 USP= S10 E18 N10 W18$ E26 N20$.

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	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 06/25/2015 BY TW Total Acres: 1.01 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 06/11/2026 BY SYS