COMM NW COR OF NE1/4 OF SEC
12-6S-16, RUN S 22.91 FT TO S
R/W ICHETUCKNEE RD, E ALONG

WENTWORTH ROBIN C
912 SW SASSAFRAS ST
FT WHITE, FL 32038

2027

07-6S-17-03816-320

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

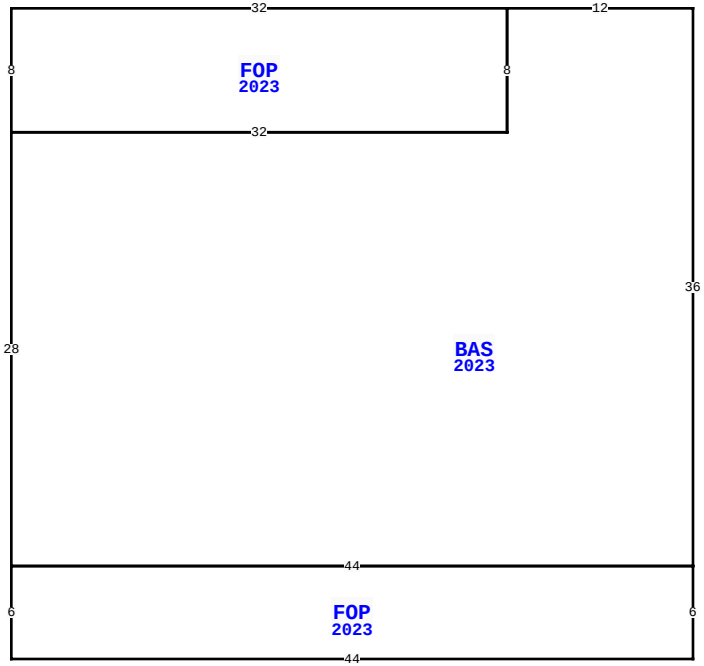
NEIGHBORHOOD/LOC 12616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100	2023	1,328	177,457
FOP	256	30	2023	77	10,290
FOP	264	30	2023	79	10,557
TOTALS	1,848			1,484	198,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	125.2350	137.76	204,436	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1328 HX Base Yr 2023



912 SW SASSAFRAS ST, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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
1	0030	BARN,MT	0	100	30	40	1,200.00	UT	18.00	18.00	100	2022	2021		100	21,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	198,303
TOTAL MARKET OB/XF VALUE	21,600
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	330,123
SOH/AGL Deduction	72,123
ASSESSED VALUE	258,000
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	206,589
TOTAL JUST VALUE	330,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041940	New Residential C	185,000	05/18/2021
000041942	Storage Building	30,000	05/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0694	1/23/2020	WD	Q	V	01	58,900
GRANTOR: RONDA HALL						
GRANTEE: ROBIN C WENTWORTH						
1398/2754	11/14/2019	WD	Q	V	01	47,500
GRANTOR: B SIMPLE INVESTMENT P						
GRANTEE: RONDA HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W12 S8 W32 S28 E44 N36 $
FOP=[YR=2023;ORIG=36,20] E32 S8 W32 N8 $
FOP=[YR=2023;ORIG=36,56] E44 S6 W44 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 21,600

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			0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 12/28/2022 BY HC Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS