

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

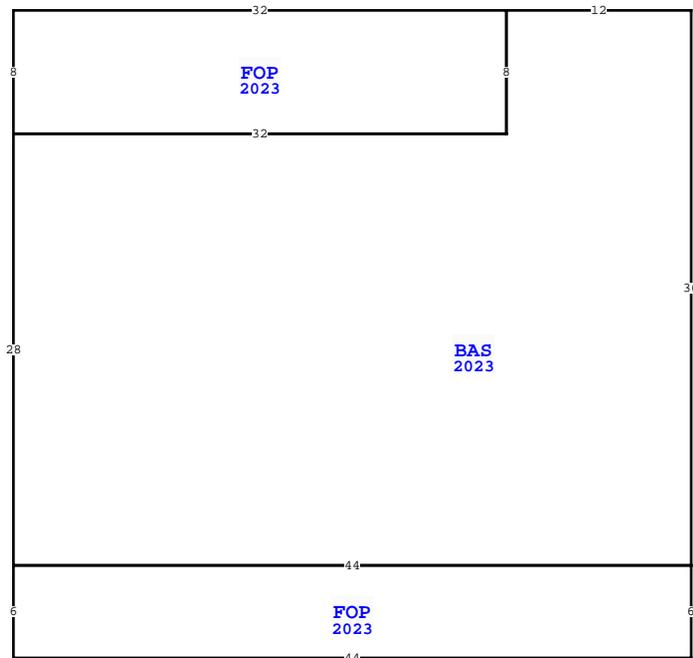
WENTWORTH ROBIN C
912 SW SASSAFRAS ST
FT WHITE, FL 32038

2026

07-6S-17-03816-320

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,328	100	2023
FOP	256	30	2023
FOP	264	30	2023
TOTALS	1,848		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023									
				Heated Area: 1328				HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	201,902		
TOTAL MARKET OB/XF VALUE	21,600		
TOTAL LAND VALUE - MARKET	110,220		
TOTAL MARKET VALUE	333,722		
SOH/AGL Deduction	83,237		
ASSESSED VALUE	250,485		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	199,074		
TOTAL JUST VALUE	333,722		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	320,773		

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						

EXTRA FEATURES		912 SW SASSAFRAS ST, FORT WHITE														
L N	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		18.00	18.00	100	2022	2021		100	21,600	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/06/2026	MLU

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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									