LOT 4 TUSTENUGGEE RIDGE
S/D. ORB 769-743, 867-1618,
880-303, 925-1110, 933-177,

CARMICHAEL JESSE B/CARMICHAEL CHERYL L
173 SW SASSAFRASS ST
FT WHITE, FL 32038

2026

07-6S-17-09621-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

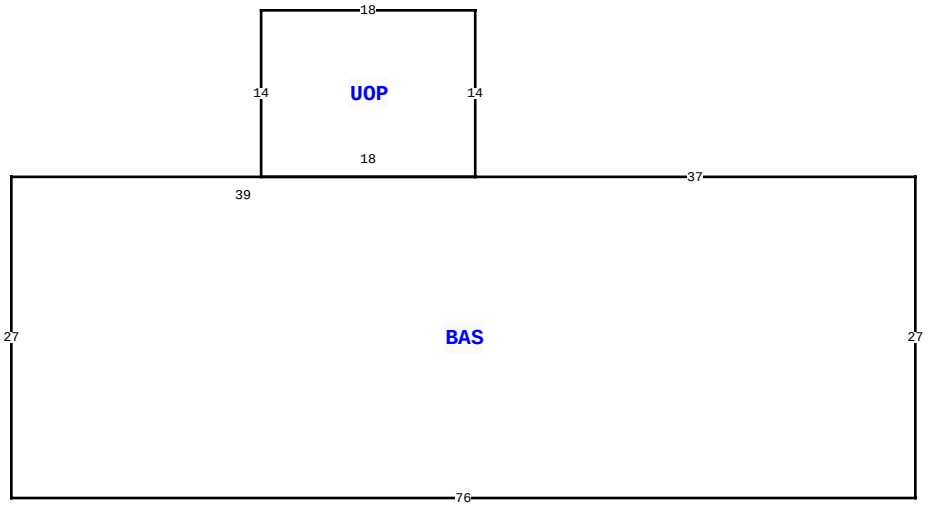
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7617.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	127,735
UOP	252	25		63	3,922
TOTALS	2,304			2,115	131,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,115	117.9000	113.18	239,376	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 2052 HX Base Yr 2010



173 SW SASSAFRAS ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,657
TOTAL MARKET OB/XF VALUE		16,264
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		206,421
SOH/AGL Deduction		113,264
ASSESSED VALUE		93,157
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,746
TOTAL JUST VALUE		206,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1172/2416	5/01/2009	WD	U	I	11	55,000
GRANTOR: ELIZABETH E CARMICHAE						
GRANTEE: JESSE B CARMICHAEL						
1142/0510	2/04/2008	QC	Q	I	01	100
GRANTOR: ELIZABETH E CARMICHAE						
GRANTEE: JESSE B CARMICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N14 W18 S14 E18$ W39 S27 E76 N27$.

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	0252	LEAN-TO W/	0	100	16	23	368.00	UT	2.50	2.50	100	2007	2007	3	100	920	
2	0294	SHED WOOD/	0	100	16	24	384.00	UT	7.50	7.50	100	2007	2007	3	100	2,880	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	16	23	368.00	UT	3.00	3.00	100	2007	2007	3	100	1,104	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0040	BARN,POLE	0	100	10	12	120.00	UT	3.00	3.00	100	2007	2007	3	100	360	

LAND DESCRIPTION

TOTAL OB/XF 16,264

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	65,000.00	58,500.00	58,500							

REVIEW DATE 10/04/2017 BY DF Total Acres: 5.15 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 05/12/2026 BY SYS