COMM NE COR, RUN W 40 FT TO W R/
ALONG R/W 638.44 FT, W 683.44 FT
FOR POB, RUN W 650.04 FT, S 671.

APPLETON DAVID/APPLETON CHRISTINA
281 SW SASSAFRAS ST
FORT WHITE, FL 32038

2027

07-6S-17-09621-210

BUILDING CHARACTERISTICS

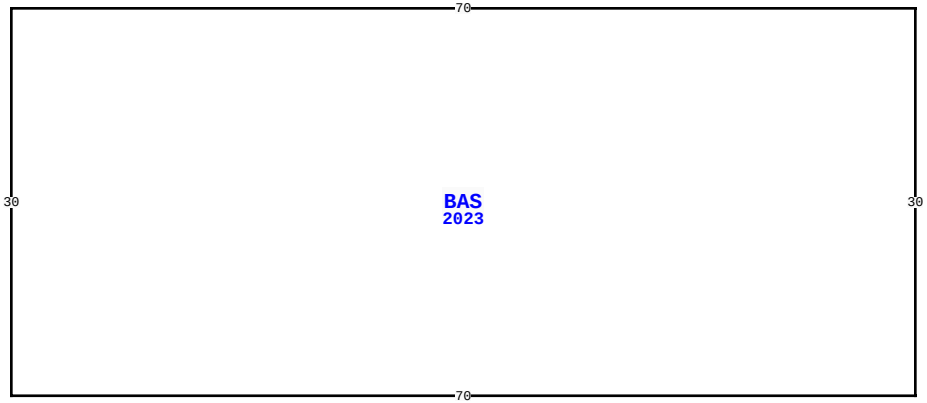
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2023	2,100	231,081
TOTALS	2,100			2,100	231,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,100	117.0000	115.83	243,243	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 2100 HX Base Yr 2023



281 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,081
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		108,702
TOTAL MARKET VALUE		347,383
SOH/AGL Deduction		20,908
ASSESSED VALUE		326,475
TOTAL EXEMPTION VALUE	HX HB 13	326,475
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		347,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043486	Mobile Home		01/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/31	6/02/2021	WD	Q	V	01	55,000
GRANTOR: ROESSLER PAUL A & SON						
GRANTEE: APPLETON DAVID						
1234/1666	5/04/2012	WD	Q	V	01	38,000
GRANTOR: TODD A BLAIR						
GRANTEE: PAUL A ROESSLER & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,13] E70 S30 W70 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0200	C	MBL HM	100			0.00	0.00	10.98	AC		1.00	1.00	0.90	11,000.00	9,900.00	108,702							

REVIEW DATE 06/01/2022 BY MLU Total Acres: 10.98 Total Land Value: 108,702 Market: 0 Agricultural: 0 Common: 108,702 PRINTED 11/16/2026 BY SYS