COMM NE COR, RUN W 40 FT TO W R/
ALONG R/W 638.44 FT TO NE COR LO
RIDGE S/D, W 683.44 FT, SOUTH

THUESON THOMAS GREGORY/THUESON CHRISTINA LEIGH
765 SW SASSAFRAS ST
FORT WHITE, FL 32038

2027

07-6S-17-09621-214

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		3 100
Bathrooms		2 100
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 0201 MODULAR HOME

MAP NUM | MKT AREA 02

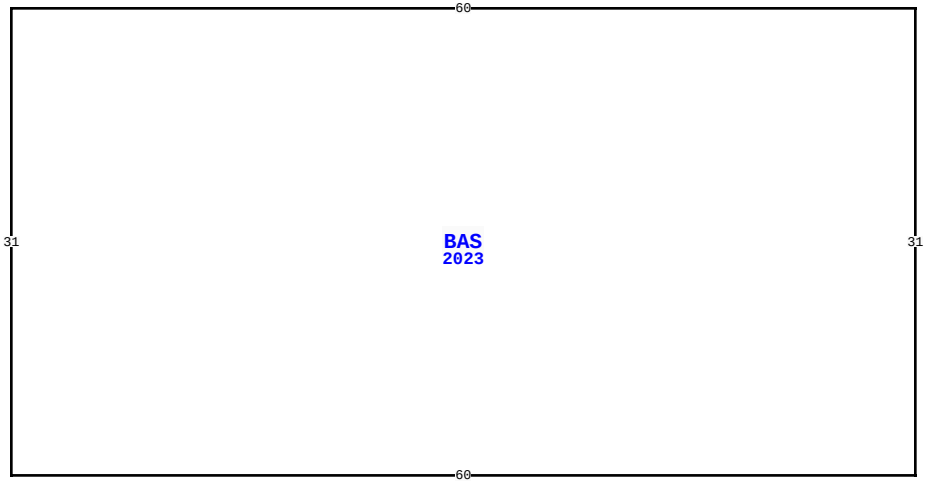
NEIGHBORHOOD/LOC 7617.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2023	1,860	194,335
TOTALS	1,860			1,860	194,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,860	117.0000	109.98	204,563	2022	2022	0	0	0	5.00	95.00

1 MODULAR 1 100% - 2023 Heated Area: 1860 HX Base Yr 2023



765 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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,335
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		311,555
SOH/AGL Deduction		92,715
ASSESSED VALUE		218,840
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		162,429
TOTAL JUST VALUE		311,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042878	Modular Building		10/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1438	4/20/2021	WD	Q	V	01	80,000
GRANTOR: MILLER JENNIFER A						
GRANTEE: THUESON THOMAS GREG						
1319/2275	7/27/2016	WD	Q	V	03	90,000
GRANTOR: SUZAN D LOWERY AS TRU						
GRANTEE: JENNIFER A MILLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,10] E60 S31 W60 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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

REVIEW DATE 06/01/2022 BY MLU Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS