

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

2026

07-6S-17-09621-214

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0201	MODULAR HOME				
	MKT AREA		02		
	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	
1	MODULAR	1	100%	- 2023								
Heated Area: 1860					HX Base Yr 2023							
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 80%; height: 80%; display: flex; align-items: center; justify-content: center;"> <p style="color: blue; font-weight: bold;">BAS 2023</p> </div> </div>												
765 SW SASSAFRAS ST, FORT WHITE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		99,089	
ASSESSED VALUE		212,466	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		156,055	
TOTAL JUST VALUE		311,555	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,394	

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						

EXTRA FEATURES																
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	9945	Well/Sept	0	100	0	0			7,000.00	100	2023	2022		100	7,000	

TOTAL OB/XF													7,000				

BUILDING NOTES																	

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

LAND DESCRIPTION													TOTAL OB/XF					7,000						
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	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							