COMM NE COR, RUN W ALONG N
LINE 40 FT TO W R/W CR-131, S
ALONG R/W 638.44 FT, W 683.44

YOUNG STEPHEN W/YOUNG TERESA L
492 SW SASSAFRAS ST
FT WHITE, FL 32038

2027

07-6S-17-09621-217

BUILDING CHARACTERISTICS

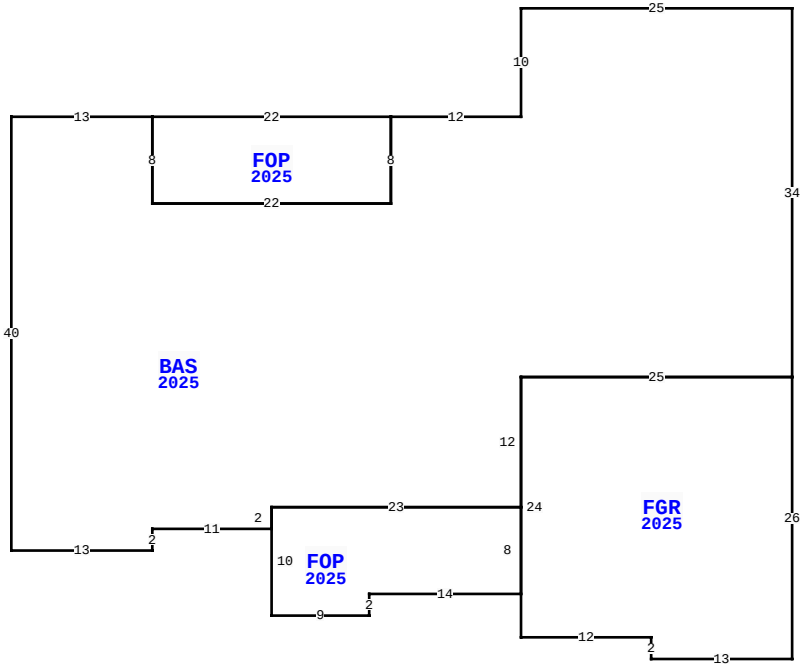
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,440	100	2025	2,440	318,859
FGR	626	55	2025	344	44,954
FOP	176	35	2025	62	8,102
FOP	202	35	2025	71	9,278
TOTALS	3,444			2,917	381,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	02	2,917	120.0000	132.00	385,044	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2440 HX Base Yr 2025



492 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			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		381,194
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		498,414
SOH/AGL Deduction		173,723
ASSESSED VALUE		324,691
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,280
TOTAL JUST VALUE		498,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047305	New Residential C	200,000	05/23/2023
40031	ELECTRICAL	0	06/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1065	11/20/2019	WD	Q	V	01	43,000
GRANTOR: TOM CULPEPPER						
GRANTEE: STEPHEN W & TERESA						
1004/1134	12/15/2003	WD	Q	V		27,100
GRANTOR: RICKEY CULPEPPER & JA						
GRANTEE: TOM CULPEPPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-20] W25 S10 W12 S8 W22 N8 W13 S40 E13 N2 E11 N2 E23 N12 E25 N34 $
FGR=[YR=2025;ORIG=10,14] W25 S24 E12 S2 E13 N26 $
FOP=[YR=2025;ORIG=-15,26] W23 S10 E9 N2 E14 N8 $
FOP=[YR=2025;ORIG=-49,-10] E22 S8 W22 N8 $
.

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	0100	C	SFR	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 03/18/2026 BY robin Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS