

COMM NW COR OF NE1/4, RUN S 22.9  
S R/W ICHETUCKNEE RD, RUN E 1347  
S 1892.66 FT, E 650.50 FT FOR PO

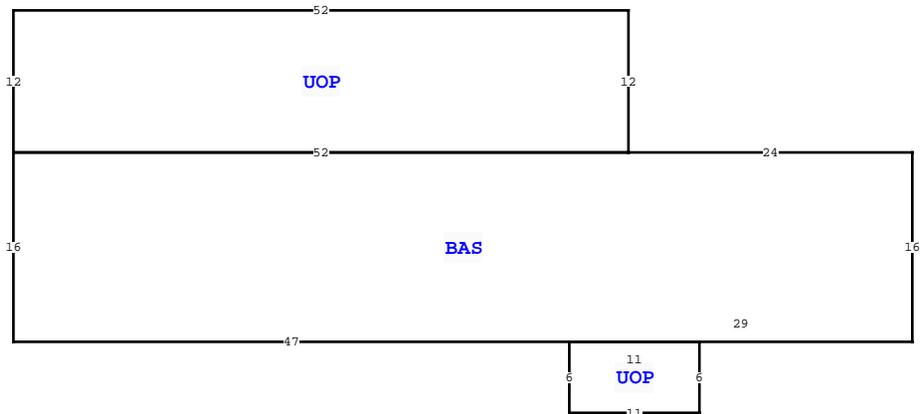
GUTHRIE CHARLES MASON/GUTHRIE DEBRA  
202 SW WEASEL CT  
FORT WHITE, FL 32038

**2026**

12-6S-16-03816-313

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
UOP	66	25	
UOP	624	25	
TOTALS	1,906		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2020								
				Heated Area: 1216			HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			74,481
TOTAL MARKET OB/XF VALUE			14,922
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			199,623
SOH/AGL Deduction			70,120
ASSESSED VALUE			129,503
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			78,092
TOTAL JUST VALUE			199,623
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,424
PRMT:1:1: HREHA / HALL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043526	Electrical Servic	0	01/13/2022
24585	REMODEL	215	06/02/2006
24585	REMODEL	215	06/02/2006
24246	M H	275	03/15/2006
15617	M H	125	06/04/1999
15059	M H	125	02/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/2476	6/21/2019	WD	Q	I	01	95,000
GRANTOR: TARA DEAN MATHIS WYAT						
GRANTEE: CHARLES MASON & DEB						
1074/1648	2/09/2006	WD	Q	V		134,900
GRANTOR: REBECCA R MONTGOMERY						
GRANTEE: TARA DEAN MATHIS WY						

EXTRA FEATURES		1184 SW SASSAFRAS ST, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0040	BARN, POLE	0.00
2	0190	FPLC PF	1,200.00
3	0282	POOL ENCL	15.00
4	9945	Well/Sept	7,000.00
5	0296	SHED METAL	7.50
6	0169	FENCE/WOOD	0.00
7	0252	LEAN-TO W/	0.00
8	0255	MBL HOME S	0.00
9	0080	DECKING	0.00
10	0294	SHED WOOD/	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/06/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 UOP= N12 W52 S12 E52\$ W52 S16 E47 UOP= S6 E11 N6 W11\$ E29 N16\$.	

LAND DESCRIPTION												TOTAL OB/XF												
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	9.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,220							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

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Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
FEP	320	85	
FSP	760	40	
TOTALS	3,436		
TOTALS		2,932	39,820

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3	MOBILE HME	0%	- 2020									
				Heated Area: 2356			HX Base Yr	2020				
<p>1184 SW SASSAFRAS ST, FORT WHITE</p>												
		BLD DATE		LGL DATE			05/06/2026	MLU				
		XF DATE		LAND DATE								
		INC DATE		AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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GRANTOR: REBECCA R MONTGOMERY						
GRANTEE: TARA DEAN MATHIS WY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S31 E76 N31 FEP= N20 W16 S20 E16S W16 FSP= N20 W38 S20 E38S W38S.	

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
TOTAL OB/XF 0																

LAND DESCRIPTION										TOTAL OB/XF														
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