COMM NW COR OF NE1/4, RUN S 22.91 FT TO S R/W ICHETUCKNEE RD, RUN E ALONG R/W 1347.02

TOWNSEND MARVIN
1145 SW SASSAFRAS ST
FORT WHITE, FL 32038

2027

12-6S-16-03816-314

BUILDING CHARACTERISTICS

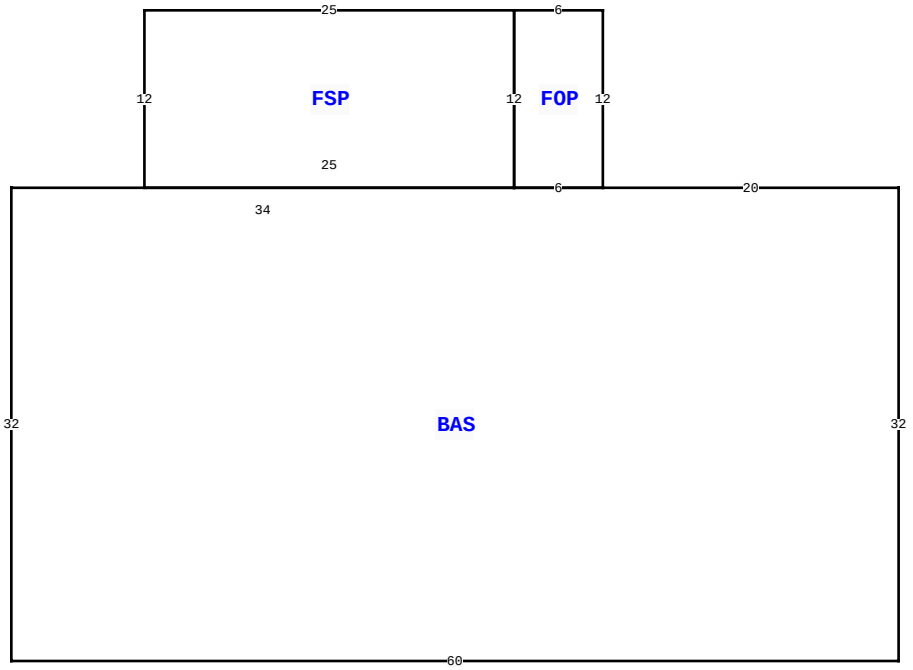
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	42,724
FOP	72	35		25	556
FSP	300	40		120	2,670
TOTALS	2,292			2,065	45,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,065	92.7200	55.63	114,876	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1920 HX Base Yr 2015



1145 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	8	8	64.00	UT	7.50	7.50	100	1999	1999	3	100	480	
3	0327	STABLES-SM	0	100	36	36	1,296.00	UT	8.00	8.00	100	2010	2010	3	100	10,368	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
8	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,950
TOTAL MARKET OB/XF VALUE	24,348
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	84,038
SOH/AGL Deduction	26,373
ASSESSED VALUE	57,665
TOTAL EXEMPTION VALUE	HX HB SX 55,165
BASE TAXABLE VALUE	2,500
TOTAL JUST VALUE	180,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24513	REMODEL	35	05/15/2006
15275	M H	125	03/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/1307	11/08/2019	QC	U	I	11	100
GRANTOR: LANA TOWNSAND						
GRANTEE: MARVIN TOWNSEND						
1280/2321	9/02/2014	WD	U	I	12	45,000
GRANTOR: FAIRWINDS CREDIT UNIO						
GRANTEE: MARVIN & LANA TOWNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N12 W6 S12 E6$ W6 FSP= N12 W25 S12 E25 $ W34 S32 E60 N32$.

LAND DESCRIPTION

TOTAL OB/XF 24,348

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	1.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,220							
2	6200	A	PASTURE 3	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 04/27/2026 BY KS Total Acres: 10.02 Total Land Value: 13,740 Market: 99,000 Agricultural: 2,520 Common: 11,220 PRINTED 11/17/2026 BY SYS