LOT 51 SASSAFRAS ACRES S/D.
319-422, 709-821, 849-687,

DOWNING GARRY S/DOWNING WANDA F
495 SW ATLAS DR
FT WHITE, FL 32038

2026

19-7S-17-10024-051

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

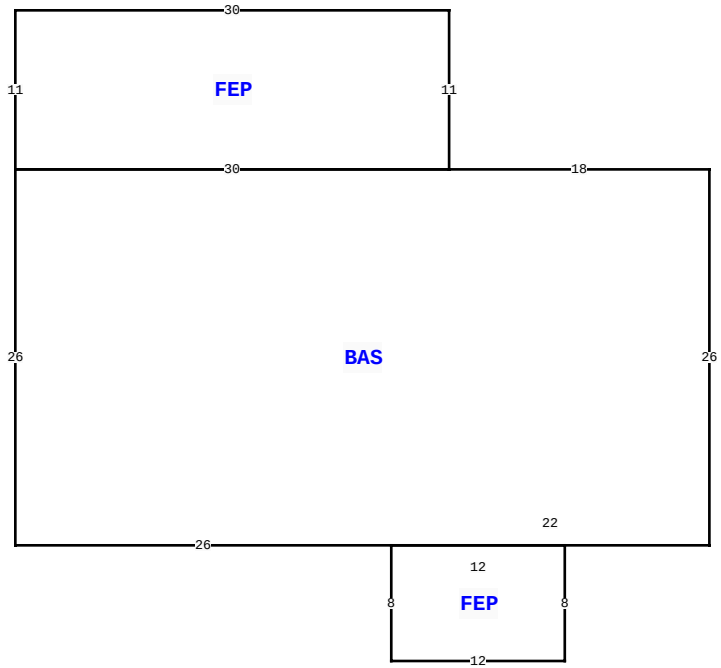
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	31,784
FEP	96	85		82	2,088
FEP	330	85		280	7,131
TOTALS	1,674			1,610	41,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,610	106.1100	63.67	102,509	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 1248 HX Base Yr 2010



495 SW ATLAS DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,004
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		75,704
SOH/AGL Deduction		35,584
ASSESSED VALUE		40,120
TOTAL EXEMPTION VALUE	13 HX HB	40,120
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		75,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,704

SALE:2:1: LOT 51 SASSAFRAS ACRES

LAND:1:1: DOR 1998

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0849/0687	11/20/1997	WD	Q	I		25,000
GRANTOR: THORNTON						
GRANTEE: DOWNING						
0709/0821	11/05/1981	WD	U	V		5,500
GRANTOR: DLC CATTLE						
GRANTEE: TOM THORNTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N11 W30 S11 E30$ W30 S26 E26 FEP= S8E12 N8 W12$ E22 N26$.

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	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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		00	0.00	0.00	1.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	24,500							

REVIEW DATE 12/18/2017 BY BC Total Acres: 1.75 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 03/24/2026 BY SYS