

LOT 52 SASSAFRAS ACRES S/D.  
357-543, 681-244-47, 726-8, 813-

BLAKE ROY EDWARD JR/QUEVEDO JOSEFINA  
207 SW HOOT OWL PL  
FORT WHITE, FL 32038

**2026**

19-7S-17-10024-052  
19-7S-17-10024-052

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
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
BAS	1,248	100	
TOTALS	1,248		1,248
			35,314

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: 1248			HX Base Yr	2020															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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				35,314	
TOTAL MARKET OB/XF VALUE				8,200	
TOTAL LAND VALUE - MARKET				22,144	
TOTAL MARKET VALUE				65,658	
SOH/AGL Deduction				27,722	
ASSESSED VALUE				37,936	
TOTAL EXEMPTION VALUE				HX HB 25,000	
BASE TAXABLE VALUE				12,936	
TOTAL JUST VALUE				65,658	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				62,890	
SALE: 3:1: LOT 52 SASSAFRAS ACRES.					
SALE: 2:1: LOT 52, SASSAFRAS ACRES					
PRMT: 1:1: 12X60					
SALE: 1:1: LOT 52					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
31640	M H	375	12/11/2013		
11654	M H	125	09/17/1996		
7640	M H	60	09/22/1993		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1332	6/02/2022	WD	U	I	34	100
GRANTOR: DUFF & DUFF INVESTMEN						
GRANTEE: BLAKE ROY EDWARD JR						
1300/1154	8/28/2015	CD	U	I	21	40,000
GRANTOR: DUFF & DUFF INVESTMEN						
GRANTEE: ROY EDWARD BLAKE JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100

TOTAL OB/XF												8,200												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.73	AC		1.00	1.00	0.80	16,000.00	12,800.00	22,144							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S24 E52 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												8,200			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.73	AC		1.00	1.00	0.80	16,000.00	12,800.00	22,144										