LOTS 54,55,57 & 58 SASSAFRAS ACR
388-654, 394-248, 394-246, 739-6

FINDLEY RAYMOND E/FINDLEY DARLENE
P O BOX 785
HIGH SPRINGS, FL 32655-0785

2026

19-7S-17-10024-056

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

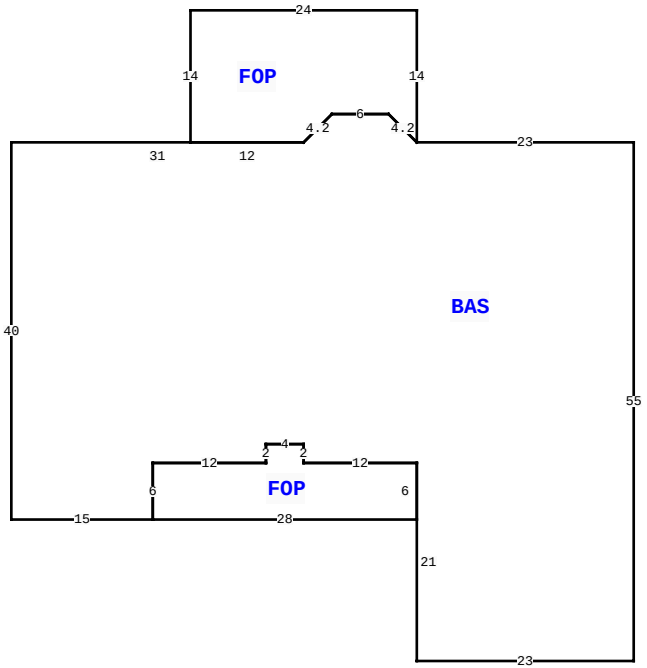
NEIGHBORHOOD/LOC 19717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,836	100		2,836	267,226
FOP	176	30		53	4,994
FOP	309	30		93	8,763
TOTALS	3,321			2,982	280,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,982	102.6000	114.91	342,662	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2007 Heated Area: 2836 HX Base Yr 2007



194 SW OTTER LN, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0030	BARN,MT	0	100	25	26	650.00	UT	10.00	10.00	100	2010	2010	3	100	6,500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	65	3,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		280,983
TOTAL MARKET OB/XF VALUE		13,400
TOTAL LAND VALUE - MARKET		94,944
TOTAL MARKET VALUE		389,327
SOH/AGL Deduction		126,200
ASSESSED VALUE		263,127
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		206,716
TOTAL JUST VALUE		389,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,273

PRMT:1:1: TRVL TRL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28875	GARAGE	120	09/21/2010
25444	SFR	818	01/22/2007
12853	M H	75	08/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N14 W24 S14 E12 R3 U3 E6 D3 R3 $ L3 U3 W6 D3 L3 W31 S40 E15 FOP= E28 N6 W12 N2 W4 S2 W12 S6$ N6 E12 N2 E4 S2 E12 S21 E23 N55$.

LAND DESCRIPTION

TOTAL OB/XF 13,400

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		00	0.00	0.00	2.24	AC		1.00	1.00	0.80	12,000.00	9,600.00	21,504							
2	0000	C	VAC RES	0		00	0.00	0.00	6.12	AC		1.00	1.00	1.00	12,000.00	12,000.00	73,440							

REVIEW DATE 04/21/2020 BY BC Total Acres: 8.36 Total Land Value: 94,944 Market: 0 Agricultural: 0 Common: 94,944 PRINTED 06/09/2026 BY SYS