

LOT 68 SASSAFRAS ACRES S/D.
ORB 743-160, 766-2067,
823-2038

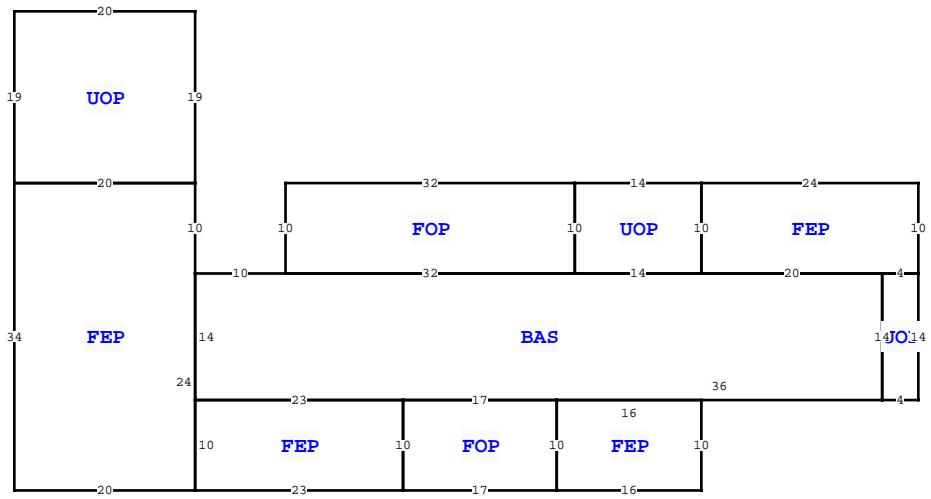
GLENTZER RAY
1636 SW US HWY 27
FT WHITE, FL 32038

2026

19-7S-17-10024-068


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 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	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100
Condition Adj	03 100
Kitchen Adjus	01 100
Quality	03 03
DOR CODE	0201 MODULAR HOME
MAP NUM	MKT AREA 02

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MODULAR	1	100%	- 1998	Heated Area: 1064					HX Base Yr 1998	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	53,862
FEP	160	80		128	6,480
FEP	230	80		184	9,314
FEP	240	80		192	9,720
FEP	680	80		544	27,539
FOP	170	30		51	2,582
FOP	320	30		96	4,860
UOP	56	20		11	557
UOP	140	20		28	1,417
UOP	380	20		76	3,847
TOTALS	3,440			2,374	120,177

1309 SW BOBCAT DR, FORT WHITE

BLD DATE	LGL DATE	05/08/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	400	
2	0210	GARAGE U	0	100	20	24	480.00	UT	18.00	18.00	70	2007	2007	3	70	6,048	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	12	20	240.00	UT	5.00	5.00	70	2007	2007	3	70	840	
5	0294	SHED WOOD/	0	100	24	28	672.00	UT	14.00	14.00	50	2007	2007	3	50	4,704	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
7	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,000	

TOTAL OB/XF 26,492

LAND DESCRIPTION		TOTAL OB/XF 26,492																						
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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,540							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			120,177	
TOTAL MARKET OB/XF VALUE			26,492	
TOTAL LAND VALUE - MARKET			18,540	
TOTAL MARKET VALUE			165,209	
SOH/AGL Deduction			69,584	
ASSESSED VALUE			95,625	
TOTAL EXEMPTION VALUE	HX HB SX		95,625	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			165,209	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			158,543	

SALE: 3:1: DOT IS CHECKING
XFOB: 1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0823/2068	6/17/1996	WD Q	Q	I		26,500
GRANTOR: DAVID HAMBRIGHT						
GRANTEE: RAY GLENTZER						
0766/2067	10/30/1992	WD Q	Q	I		44,000
GRANTOR: VIOLA BOWE						
GRANTEE: DAVID HAMBRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W10 FEP= N10 UOP= N19 W20 S19 E20\$ W20 S34 E20 N24\$ S14 FEP= S10 E23 N10 W23\$ E23 FOP= S10 E17 N10 W17\$ E17 FEP= S10 E16 N10 W16\$ E36 UOP= E4 N14 W4 S14\$ N14 FEP= E4 N10 W24 S10 E20\$ W20 UOP= N10 W14 S10 E14\$ W14 FOP= N10 W32 S10 E32\$ W32\$.