LOT 70 SASSAFRAS ACRES S/D.
529-416, 749-1835, 755-676, 1009

WESOLOWSKI BARBARA A
1253 SW BOBCAT DR
FORT WHITE, FL 32038

2026

19-7S-17-10024-069

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	05	05

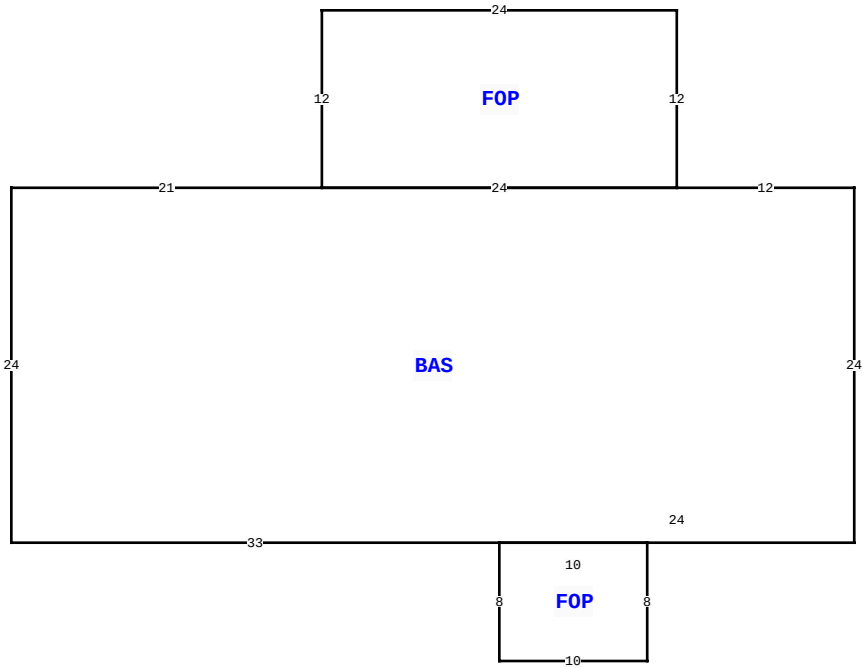
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 19717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	38,709
FOP	80	35		28	792
FOP	288	35		101	2,858
TOTALS	1,736			1,497	42,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,497	117.9000	70.74	105,898	1974	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1368 HX Base Yr



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

1253 SW BOBCAT DR, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,359
TOTAL MARKET OB/XF VALUE	8,193
TOTAL LAND VALUE - MARKET	14,420
TOTAL MARKET VALUE	64,972
SOH/AGL Deduction	0
ASSESSED VALUE	64,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,972
TOTAL JUST VALUE	64,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,972

SALE:2:1: LOT 70, SASSAFRAS ACRES
XFOB:2:1: CHAMPION MH
SALE:1:1: LOT 70 SASSAFRAS ACRES INCLUDES MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1476/2066	10/05/2022	LE	U	I	14	100
GRANTOR: WESOLOWSKI BARBARA A						
GRANTEE: WESOLOWSKI BARBARA						
1381/0098	3/25/2019	WD	Q	I	01	58,000
GRANTOR: MARJORIE A HUCK						
GRANTEE: BARBARA A WESOLOWSK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S24 E33 FOP= S8 E10N8 W10$ E24 N24 W12 FOP= N12 W24 S12 E24$ W24$.

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	0040	BARN,POLE	0	0	36	26	1.00	UT	0.00	0.00	100	0	0	3	100	1,193	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,193

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	0		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,420							

REVIEW DATE 12/20/2017 BY BC Total Acres: 1.03 Total Land Value: 14,420 Market: 0 Agricultural: 0 Common: 14,420 PRINTED 03/25/2026 BY SYS