LOT 70 SASSAFRAS ACRES S/D.

529-416, 749-1835, 755-676, 1009

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

**2027**

**19-7S-17-10024-069**

## BUILDING CHARACTERISTICS

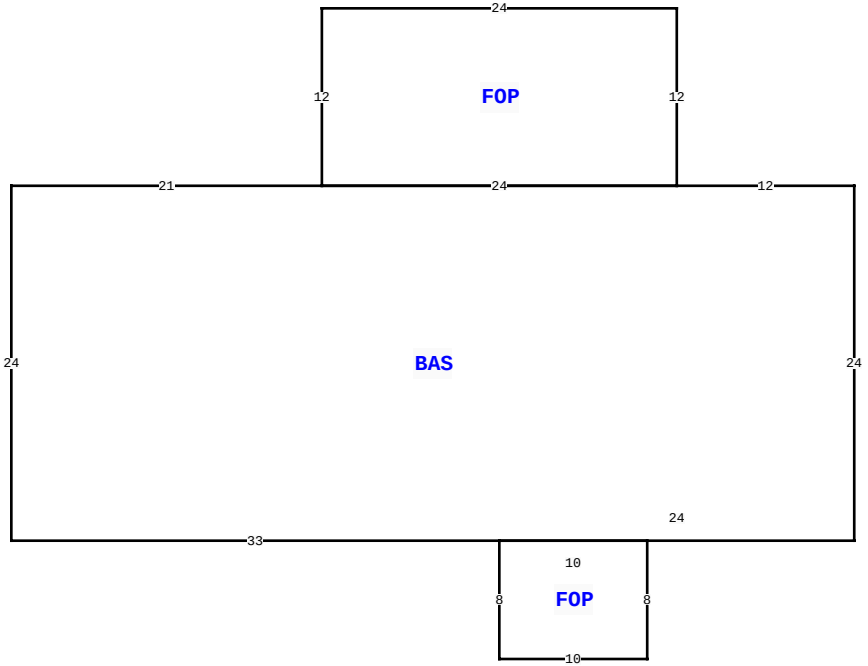
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

1253 SW BOBCAT DR, FORT WHITE

## 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 | |

## COLUMBIA COUNTY PROPERTY

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### 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 | 18,540 |
| TOTAL MARKET VALUE | 69,092 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 69,092 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 69,092 |
| TOTAL JUST VALUE | 69,092 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 69,092 |

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$.

## 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 | 18,000.00 | 18,000.00 | 18,540 | | | | | | | |

REVIEW DATE 12/20/2017 BY BC Total Acres: 1.03 Total Land Value: 18,540 Market: 0 Agricultural: 0 Common: 18,540 PRINTED 11/17/2026 BY SYS