LOT 69 SASSAFRAS ACRES S/D.

823-1128, 881-705, WD 1226-2499,

THIERY CHRISTOPHER ALLEN JR
1281 SW BOBCAT DR
FORT WHITE, FL 32038

2027

19-7S-17-10024-070

BUILDING CHARACTERISTICS

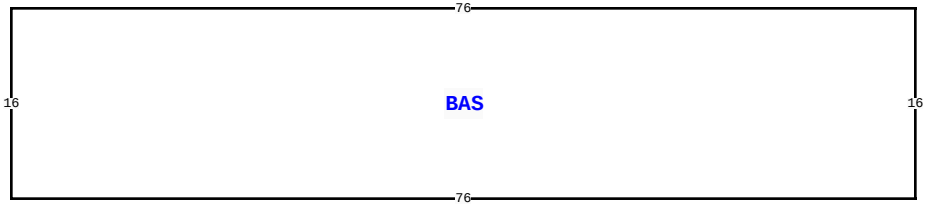
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,216	100		1,216	40,968
TOTALS	1,216			1,216	40,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	110.1050	66.06	80,329	2006	2006	0	0	0	49.00	51.00

1 MOBILE HME 100% - 2026 Heated Area: 1216 HX Base Yr 2026



1281 SW BOBCAT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0210	GARAGE U	0	100	22	31	682.00	UT	5.00	5.00	100	1993	1993	3	100	3,410	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,968
TOTAL MARKET OB/XF VALUE	11,110
TOTAL LAND VALUE - MARKET	18,540
TOTAL MARKET VALUE	70,618
SOH/AGL Deduction	0
ASSESSED VALUE	70,618
TOTAL EXEMPTION VALUE	HX HB 45,618
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	70,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30380	M H	325	08/15/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/11	10/30/2025	QC	U	I	11	100
GRANTOR: THIERY CHRIS						
GRANTEE: THIERY CHRISTOPHER						
1344/0662	9/15/2017	WD	Q	I	01	50,000
GRANTOR: RUBY JANE WILKINS & C						
GRANTEE: CHRIS THIERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 11,110

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	100		A-1	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