

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

**2026**

19-7S-17-10024-070  
19-7S-17-10024-070

ELEMENT		CD	BUILDING CHARACTERISTICS		
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 Floor	14	CARPET	90		
Interior Floor	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
1	MOBILE HME	100%	- 2026		80,329	2006	2006	0	0	49.00	51.00
				Heated Area: 1216			HX Base Yr 2026				

76  
15  
BAS  
16  
76

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		14,420	
TOTAL MARKET VALUE		66,498	
SOH/AGL Deduction		0	
ASSESSED VALUE		66,498	
TOTAL EXEMPTION VALUE		HX HB 41,498	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		66,498	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		68,908	

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						

EXTRA FEATURES																
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	0210	GARAGE U	0	100	22	31	682.00	UT	5.00	100	1993	1993	3	100	3,410	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	500	

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

1281 SW BOBCAT DR, FORT WHITE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W76 S16 E76 N16\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,420							