

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architectural	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
BAS	1,216	100	
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				
BLD DATE: 05/08/2026 MLU XF DATE: _____ INC DATE: _____											

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			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			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			5.00	100	1993	1993	3	100	3,410	
2	0251	LEAN TO W/	0	100	0	0			0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0			0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION												TOTAL OB/XF				11,110								
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	18,000.00	18,000.00	18,540							

BUILDING NOTES											
1281 SW BOBCAT DR, FORT WHITE											

BUILDING DIMENSIONS											
BAS= W76 S16 E76 N16\$.											