LOTS 73 & 74 SASSAFRAS ACRES
S/D.ORB 428-122,(DC 1050-2607;
FLORENCE ANN BELLGARD), (WD

PETERSON JOSEPH
1227 SW BOBCAT DRIVE
FORT WHITE, FL 32038

**2027**

**19-7S-17-10024-073**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 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 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 02

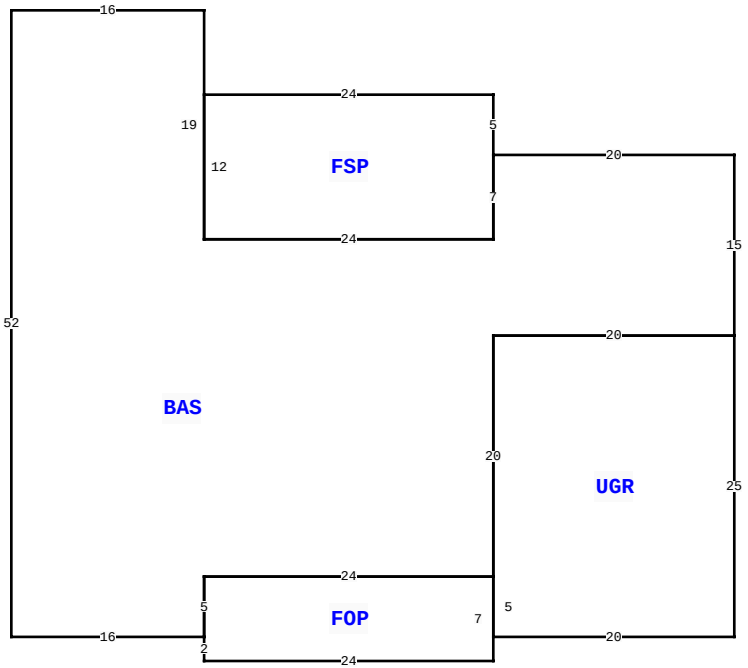
NEIGHBORHOOD/LOC 19717.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,804 | 100 | | 1,804 | 144,042 |
| FOP | 168 | 30 | | 50 | 3,992 |
| FSP | 288 | 40 | | 115 | 9,183 |
| UGR | 500 | 45 | | 225 | 17,965 |
| TOTALS | 2,760 | | | 2,194 | 175,182 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,194 | 111.6720 | 122.84 | 269,511 | 1975 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1804 HX Base Yr




1186 SW BOBCAT DR, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2007 | 2007 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 175,182 |
| TOTAL MARKET OB/XF VALUE | 1,200 |
| TOTAL LAND VALUE - MARKET | 47,625 |
| TOTAL MARKET VALUE | 224,007 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 224,007 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 224,007 |
| TOTAL JUST VALUE | 224,007 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 227,188 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1286/2564 | 12/23/2014 | TR | U | I | 11 | 100 |
| GRANTOR: JOSEPH PETERSON TR CL | | | | | | |
| GRANTEE: JOSEPH PETERSON | | | | | | |
| 1050/2608 | 6/06/2005 | WD | Q | I | 01 | 100 |
| GRANTOR: CLAYTON J BELLGARD (U | | | | | | |
| GRANTEE: CLAYTON J BELLGARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 FSP= N5 W24 S12 E24N7$ S7 W24 N19 W16 S52 E16 FOP= S2 E24 N7 W24 S5$ N5 E24UGR= S5 E20 N25 W20 S20$ N20 E20 N15$.

## LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 | 0100 | C | SFR | 0 | | 00 | 0.00 | 0.00 | 3.81 | AC | | 1.00 | 1.00 | 1.00 | 12,500.00 | 12,500.00 | 47,625 | | | | | | | |

REVIEW DATE 12/20/2017 BY BC Total Acres: 3.81 Total Land Value: 47,625 Market: 0 Agricultural: 0 Common: 47,625 PRINTED 11/17/2026 BY SYS