

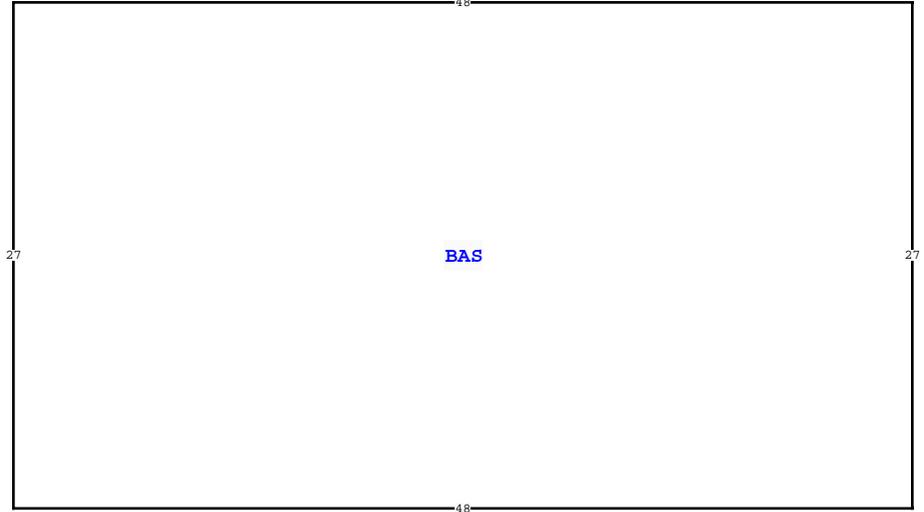
LOT 78 SASSAFRAS ACRES S/D.  
ORB 636-619, 791-428,  
847-545, 876-172, 884-864 &

ROWAN THOMAS L/ROWAN CAROL R  
335 SW OTTER LN  
FORT WHITE, FL 32038

**2026**

19-7S-17-10024-078  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	12	CEDAR	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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 Units	01	CONV	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
BAS	1,296	100	
TOTALS	1,296		76,655

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2000	Heated Area: 1296		HX Base Yr 2000				
											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,296	100		1,296	76,655						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			76,655
TOTAL MARKET OB/XF VALUE			12,810
TOTAL LAND VALUE - MARKET			19,600
TOTAL MARKET VALUE			109,065
SOH/AGL Deduction			57,181
ASSESSED VALUE			51,884
TOTAL EXEMPTION VALUE	HX HB	26,884	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			109,065
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,065
SALE:2:1: LOT 78 SASSAFRAS ACRES--PAID TOO MUCH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13304	M H	125	11/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/1596	6/10/2008	QC	Q	I	03	50,800
GRANTOR: T ROWAN						
GRANTEE: T ROWAN & CAROL R						
0884/0864	7/09/1999	WD	Q	I		56,000
GRANTOR: ASSOC HOUSING FIN						
GRANTEE: T ROWAN						

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	0040	BARN, POLE	0	100	10	20	UT	2.50	2.50	100	1998	1998	3	100	550	
2	0060	CARPORT F	0	100	18	30	UT	5.00	5.00	100	2007	2007	3	100	2,700	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	18	10	UT	12.00	12.00	100	2007	2007	3	100	2,160	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	400	

335 SW OTTER LN, FORT WHITE												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	04/07/2025	MLU
												INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 S27 E48 N27\$.											

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		00	0.00	0.00	1.40	AC		1.00	1.00	1.00	14,000.00	14,000.00	19,600							