LOT 81 SASSAFRAS ACRES S/D.

ORB 670-079, 677-477, 839-100, A

ALFORD JAMES R/ALFORD TERESA
449 SW ATLAS DR
FORT WHITE, FL 32038

2027

19-7S-17-10024-081

BUILDING CHARACTERISTICS

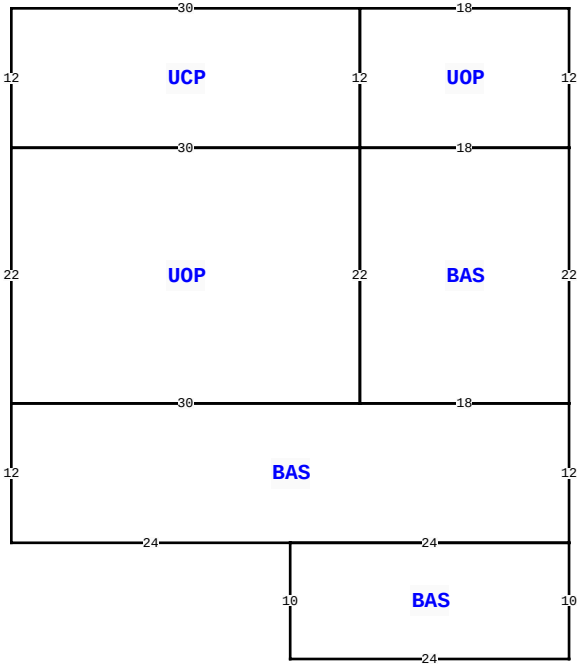
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	240	100		240	5,028
BAS	396	100		396	8,297
BAS	576	100		576	12,068
UCP	360	20		72	1,508
UOP	216	25		54	1,132
UOP	660	25		165	3,457
TOTALS	2,448			1,503	31,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,503	87.3000	52.38	78,727	1967	1967	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1212 HX Base Yr 2002



449 SW ATLAS DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,491
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		101,970
TOTAL MARKET VALUE		141,161
SOH/AGL Deduction		86,808
ASSESSED VALUE		54,353
TOTAL EXEMPTION VALUE	HX HB	29,353
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/1323	12/15/2006	WD	Q	I	04	100
GRANTOR: DLC CATTLE CO						
GRANTEE: JAMES R ALFORD & TE						
0945/2016	8/13/1999	AG	Q	V	03	34,000
GRANTOR: JAMES R ALFORD II						
GRANTEE: JAMES R ALFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S12 E24 BAS= S10 E24 N10 W24$ E24 N12 BAS= N22 W18 S22 E18$ W18 UOP= N22 UOP= E18 N12 W18 S12$ UCP= N12 W30 S12 E30$ W30 S22 E30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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		00	0.00	0.00	9.27	AC		1.00	1.00	1.00	11,000.00	11,000.00	101,970							

REVIEW DATE 12/18/2017 BY BC Total Acres: 9.27 Total Land Value: 101,970 Market: 0 Agricultural: 0 Common: 101,970 PRINTED 11/17/2026 BY SYS