LOT 88 & 89 SASSAFRAS ACRES S/D.
972-1840, CT 1188-520, WD 1201-2

SMITH RODNEY K/SMITH KATHRYN JEAN
1111 SW BOBCAT DR
FORT WHITE, FL 32038

2027

19-7S-17-10024-088

BUILDING CHARACTERISTICS

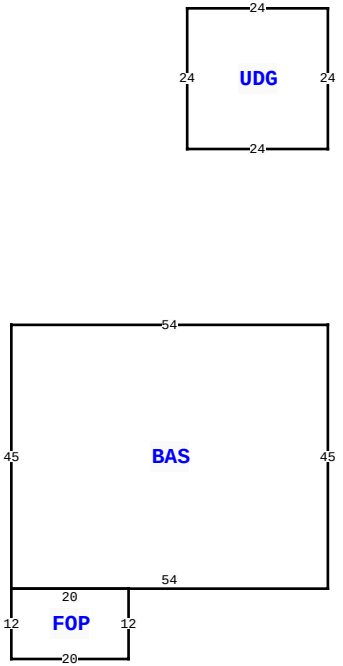
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,430	100		2,430	202,079
FOP	240	30		72	5,988
UDG	576	55		317	26,362
TOTALS	3,246			2,819	234,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,819	108.0000	118.80	334,897	1976	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2026 Heated Area: 2430 HX Base Yr 2026



1111 SW BOBCAT 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	234,428
TOTAL MARKET OB/XF VALUE	22,050
TOTAL LAND VALUE - MARKET	32,960
TOTAL MARKET VALUE	289,438
SOH/AGL Deduction	48,993
ASSESSED VALUE	240,445
TOTAL EXEMPTION VALUE	HX HB DV 13 240,445
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	289,438
NCON VALUE	12,960
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054774	Storage Building	6,892	01/06/2026
000054674	Right-of-Way Acce		12/15/2025
000051986	Storage Building	8,000	01/06/2025
000049753	Roof Replacement	13,760	05/08/2024
29120	MAINT/ALTR	40	01/06/2011
8166	GARAGE	7,000	03/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2751	5/03/2024	WD	Q	I	01	320,000
GRANTOR: REGISTER CORIE ELOISE						
GRANTEE: SMITH RODNEY K						
1359/2094	5/08/2018	WD	Q	I	01	172,000
GRANTOR: STUART HALE CORP						
GRANTEE: WILLIAM COREY & SAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S45 FOP= S12 E20 N12 W20$ E54 N45$ PTR=N30 UDG= N24 W24 S24 E24$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0040	BARN,POLE	0	100	0	0	676.00	UT	2.50	2.50	100	0	0	3	100	1,690	
4	0070	CARPORT UF	0	100	25	40	1,000.00	UT	5.00	5.00	100	2026	2025		100	5,000	
5	0030	BARN,MT	0	100	30	24	720.00	UT	18.00	18.00	100	2027	2026		100	12,960	

LAND DESCRIPTION

TOTAL OB/XF 22,050

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	100		00	0.00	0.00	2.06	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,960							

REVIEW DATE 06/12/2026 BY TW Total Acres: 2.06 Total Land Value: 32,960 Market: 0 Agricultural: 0 Common: 32,960 PRINTED 11/17/2026 BY SYS