

LOT 97 SASSAFRAS ACRES S/D.
 944-2112, WD 1162-1282
 WD 1242-1263

BLAISDELL-BERTHOLD NANCY
 4262 BUNKER ROAD
 VERNON, FL 32462

2026

19-7S-17-10024-097


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 37,719 TOTAL MARKET VALUE 37,719 SOH/AGL Deduction 5,643 ASSESSED VALUE 32,076 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 32,076 TOTAL JUST VALUE 37,719 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 30,175										
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED 000051835 New Residential C 210,000 12/16/2024 000051736 Right-of-Way Acce 12/06/2024 000050555 Electrical Servic 0 08/14/2024										
MAP NUM MKT AREA 02																	SALES DATA OFF RECORD DATE TYPE Q V RSN SALE Number INST U I CD PRICE 1242/1363 9/24/2012 WD U V 40 24,900 GRANTOR: EAGLE ASSETS LLC GRANTEE: NANCY BLAISDELL-BER 1162/1282 11/16/2008 WD Q V 01 100 GRANTOR: THOMAS SULLIVAN CUST GRANTEE: EAGLE ASSETS LLC										
NEIGHBORHOOD/LOC 19717.010 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						992 SW BOBCAT DR, FORT WHITE																					
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												
																	BUILDING NOTES BUILDING DIMENSIONS										
LAND DESCRIPTION																	TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	0000	C	VAC RES	0		00	0.00	0.00	3.55	AC		1.00	1.00	0.85	12,500.00	10,625.00	37,719										
REVIEW DATE 05/06/2026 BY MLU Total Acres: 3.55 Total Land Value: 37,719 Market: 0 Agricultural: 0 Common: 37,719 PRINTED 05/12/2026 BY SYS																											