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

BLAISDELL-BERTHOLD NANCY
4262 BUNKER ROAD
VERNON, FL 32462

2027

19-7S-17-10024-097

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

992 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,719
TOTAL MARKET VALUE	37,719
SOH/AGL Deduction	2,435
ASSESSED VALUE	35,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,284
TOTAL JUST VALUE	37,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,719

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE 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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 11/17/2026 BY SYS