LOT 100 SASSAFRAS ACRES S/D.
478-45, PB 850-1054,1064, 855-26

TUTOR VICTORIA
16561 CO-165
RYE, CO 81069

2026

19-7S-17-10024-100

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

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

971 SW BOBCAT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,540
TOTAL MARKET VALUE		18,540
SOH/AGL Deduction		8,201
ASSESSED VALUE		10,339
TOTAL EXEMPTION VALUE	HX HB	10,339
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051720	Electrical Servic	0	12/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1531/2654	1/27/2025	LE	U	I	14	100
GRANTOR: PEREZ VICTORIA E (ENH						
GRANTEE: PEREZ JOEL (RMDR)						
1411/0297	4/16/2020	WD	U	I	12	34,900
GRANTOR: U S BANK TRUST N A TR						
GRANTEE: VICTORIA TUTOR						

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	0100	C	SFR	100		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,540							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.03 Total Land Value: 18,540 Market: 0 Agricultural: 0 Common: 18,540 PRINTED 06/23/2026 BY SYS