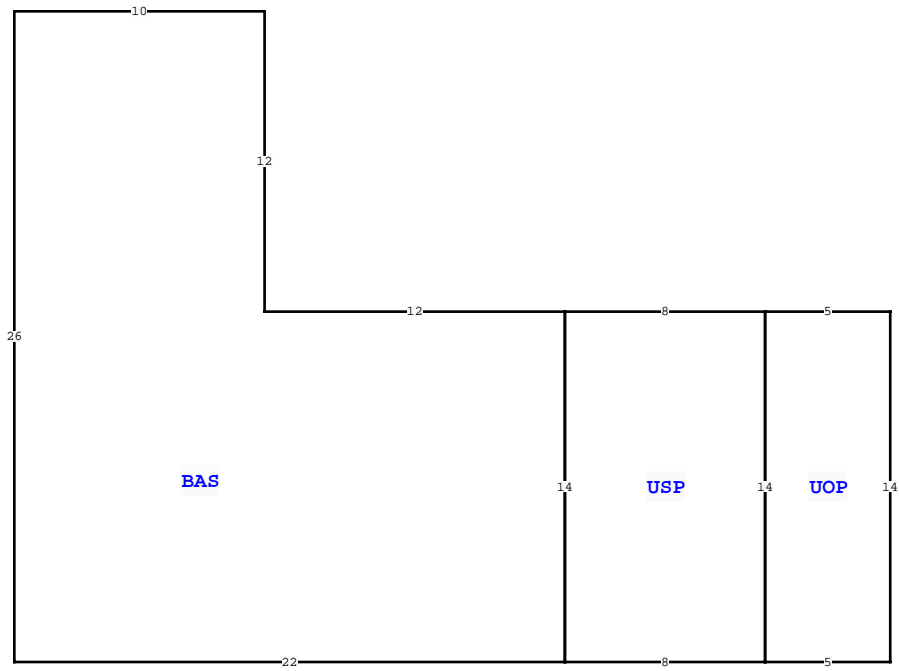




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	03	03	
DOR CODE	0102SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	428	100	
UOP	70	20	
USP	112	35	
TOTALS	610		481 29,877

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
				Heated Area: 428							
				HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		80,899	
TOTAL MARKET OB/XF VALUE		4,300	
TOTAL LAND VALUE - MARKET		34,212	
TOTAL MARKET VALUE		119,411	
SOH/AGL Deduction		0	
ASSESSED VALUE		119,411	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		119,411	
TOTAL JUST VALUE		119,411	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		110,981	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053538	Electrical Servic		07/08/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/591	4/29/2025	WD	Q	I	05	225,000
GRANTOR: POSSUM GLEN ENTERPRIS						
GRANTEE: GONZALEZ DANIEL						
1290/2420	3/09/2015	WD	U	I	37	25,000
GRANTOR: NORMA JEAN & JAMES KE						
GRANTEE: POSSUM GLEN ENTERPR						

EXTRA FEATURES		865 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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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

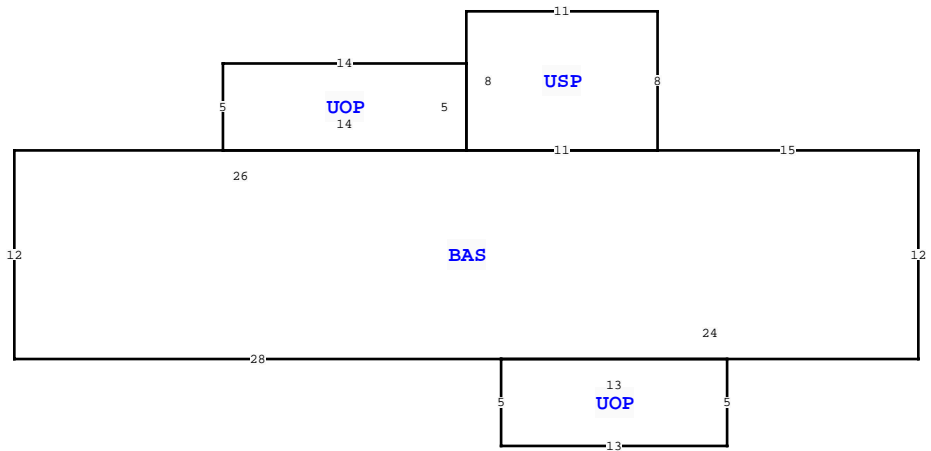
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 N12 W10 S26 E22 USP= E8 UOP= E5 N14 W5 S14\$ N14 W8 S14\$ N14\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		00	0.00	0.00	2.81	AC		1.00	1.00	1.00	12,000.00	12,000.00	33,720							
2	9540	C	LAKE BOTTOM	0			0.00	0.00	2.81	AC		1.00	1.00	1.00	175.00	175.00	492							

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	689	84.5100	50.71	34,939	1975	1975	0	0	60.00	40.00		
2 MOBILE HME 0% - 2026 Heated Area: 624 HX Base Yr													



Quality	03	03			
DOR CODE	0102 SFRES/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	624	100		624	12,657
UOP	65	25		16	324
UOP	70	25		18	365
USP	88	35		31	629
TOTALS	847			689	13,976

865 SW BOBCAT DR, FORT WHITE

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

EXTRA FEATURES																
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

LAND DESCRIPTION														TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

VALUATION SUMMARY		STANDARD
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1290/2420	3/09/2015	WD U	U	I	37	25,000
GRANTOR: NORMA JEAN & JAMES KE						
GRANTEE: POSSUM GLEN ENTERPR						

BUILDING NOTES

**BUILDING DIMENSIONS**  
BAS= W15 USP= N8 W11 S8 E11\$ W11 UOP= N5 W14 S5 E14 \$ W26 S12 E28 UOP= S5 E13 N5 W13\$ E24 N12\$.

