LOT 108 SASSAFRAS ACRES S/D.
451-279, 701-789, 721-872, 997-7

AVINON JENIFER M/CANNON DUSTIN L
568 SW BOBCAT DR
FT WHITE, FL 32038

2026

19-7S-17-10024-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

568 SW BOBCAT DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	19,620
TOTAL MARKET VALUE	26,620
SOH/AGL Deduction	2,134
ASSESSED VALUE	24,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,486
TOTAL JUST VALUE	26,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21186	M H	125	10/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2636	1/03/2024	WD	Q	I	03	64,500
GRANTOR: ENGLISH TRAVIS MICHAE						
GRANTEE: AVINON JENIFER M						
1485/2254	3/06/2023	QC	U	I	11	100
GRANTOR: ENGLISH LIVING TRUST						
GRANTEE: ENGLISH TRAVIS MICH						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.09	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,620							

REVIEW DATE 03/04/2024 BY TP Total Acres: 1.09 Total Land Value: 19,620 Market: 0 Agricultural: 0 Common: 19,620 PRINTED 06/23/2026 BY SYS