

LOT 109 SASSAFRAS ACRES S/D.
319-422, 490-434, QC 1019-545,
CT 1110-1509, WD 1115-1621,

MINCEY ALLEN/MINCEY SUSAN
263 SW GUERNSEY WAY
FORT WHITE, FL 32038

2026

19-7S-17-10024-109



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		23,412

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	0%	0																					
				Heated Area: 960			HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026		MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		23,412	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		18,360	
TOTAL MARKET VALUE		48,772	
SOH/AGL Deduction		11,101	
ASSESSED VALUE		37,671	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		37,671	
TOTAL JUST VALUE		48,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		44,692	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049198	Electrical Servic	0	02/12/2024
9813	M H	125	06/07/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/1759	8/19/2019	TD	U	I	18	19,000
GRANTOR: CLKER OF COURT						
GRANTEE: ALLEN & SUSAN MINCE						
1115/1621	3/30/2007	WD	Q	I		40,000
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: BRETT POE						

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

TOTAL OB/XF													7,000											
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	0200	C	MBL HM	0		00	0.00	0.00	1.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,360							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W40 S24 E40 N24\$.												