LOT 112 SASSAFRAS ACRES S/D.
319-422, WD 1094-1686, WD 1213-9

BOBCAT VALLEY PROPERTIES, LLC
240 SW POSSUM GLN
FORT WHITE, FL 32038

2027

19-7S-17-10024-112

BUILDING CHARACTERISTICS

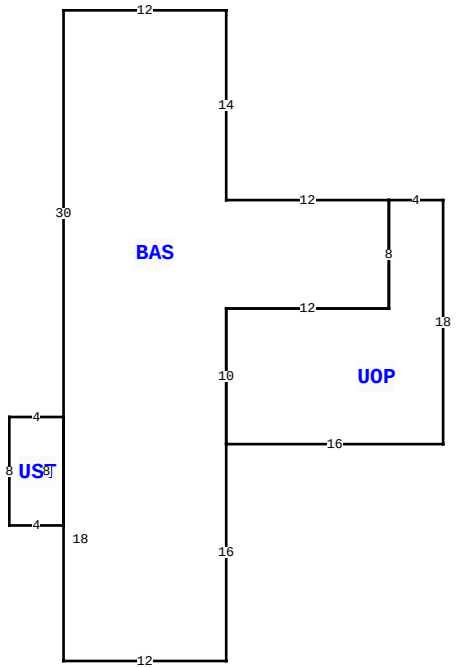
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04
DOR CODE	0202	MOBILE HOME/M 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	672	100		672	12,854
UOP	192	25		48	918
UST	32	45		14	268
TOTALS	896			734	14,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	734	79.7050	47.82	35,100	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 672 HX Base Yr



232 SW POSSUM GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,101
TOTAL MARKET OB/XF VALUE	27,236
TOTAL LAND VALUE - MARKET	29,098
TOTAL MARKET VALUE	92,435
SOH/AGL Deduction	0
ASSESSED VALUE	92,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,435
TOTAL JUST VALUE	92,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31247	M H	0	07/12/2013

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						
1213/0961	4/19/2011	WD	Q	I	01	49,000
GRANTOR: CHRYSTAL L BERG						
GRANTEE: POSSUM GLEN ENTERPR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S30 UST= W4 S8 E4 N8$ S18 E12 N16 UOP= E16 N18 W4 S8 W12 S10$ N10 E12 N8 W12 N14$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
3	0040	BARN,POLE	0	0	20	44	880.00	UT	3.00	3.00	100	2007	2007	3	100	2,640	
4	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
5	0040	BARN,POLE	0	0	12	11	132.00	UT	3.00	3.00	100	2007	2007	3	100	396	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
10	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 25,636

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	0200	C	MBL HM	0		00	0.00	0.00	2.39	AC		1.00	1.00	1.00	12,000.00	12,000.00	28,680							
2	9540	C	LAKE BOTTOM	0		00	0.00	0.00	2.39	AC		1.00	1.00	1.00	175.00	175.00	418							

REVIEW DATE 12/28/2025 BY HC Total Acres: 4.78 Total Land Value: 29,098 Market: 0 Agricultural: 0 Common: 29,098 PRINTED 11/17/2026 BY SYS

LOT 112 SASSAFRAS ACRES S/D.

319-422, WD 1094-1686, WD 1213-9

BOBCAT VALLEY PROPERTIES, LLC
240 SW POSSUM GLN
FORT WHITE, FL 32038

2027

19-7S-17-10024-112

BUILDING CHARACTERISTICS

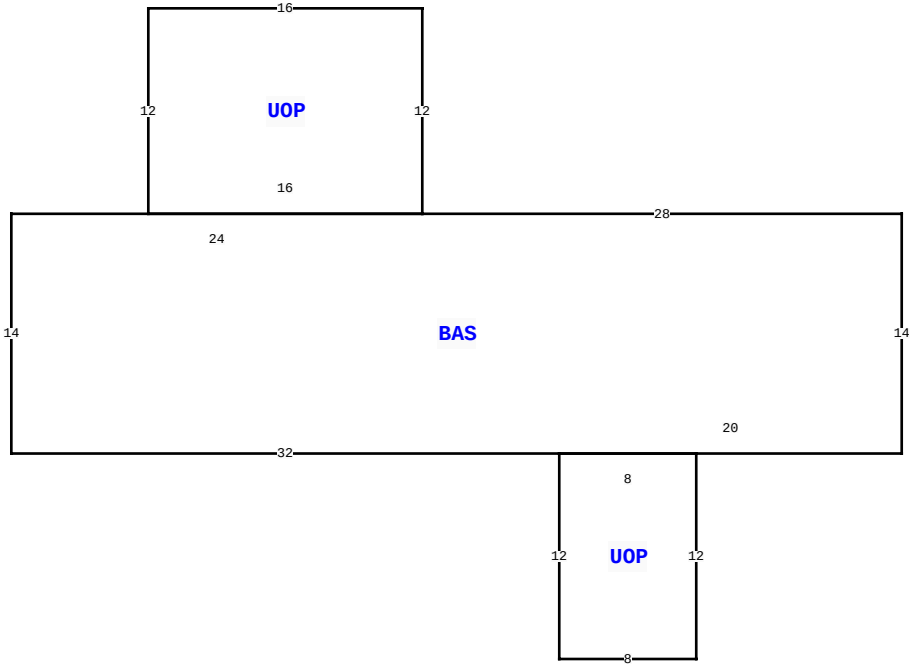
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M 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	728	100		728	20,075
UOP	96	25		24	662
UOP	192	25		48	1,324
TOTALS	1,016			800	22,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	800	114.9000	68.94	55,152	2001	2001	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2026 Heated Area: 728 HX Base Yr



232 SW POSSUM GLN, FORT WHITE

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

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
11	0118	RET WALLS	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
12	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,101
TOTAL MARKET OB/XF VALUE	27,236
TOTAL LAND VALUE - MARKET	29,098
TOTAL MARKET VALUE	92,435
SOH/AGL Deduction	0
ASSESSED VALUE	92,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,435
TOTAL JUST VALUE	92,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1213/0961	4/19/2011	WD	Q	I	01	49,000
GRANTOR: CHRYSTAL L BERG						
GRANTEE: POSSUM GLEN ENTERPR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N12 W16 S12 E16$ W24 S14 E32 UOP= S12 E8 N12 W8$ E20 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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

REVIEW DATE 12/28/2025 BY HC Total Acres: 4.78 Total Land Value: 29,098 Market: 0 Agricultural: 0 Common: 29,098 PRINTED 11/17/2026 BY SYS