

LOT 115 SASSAFRAS ACRES S/D,  
ORB 756-1170, PROB 1101-2624,  
PR DEED 1213-257,

JACKSON SUSAN E  
495 SW BOBCAT DR  
FT WHITE, FL 32038

2026

19-7S-17-10024-115



| BUILDING CHARACTERISTICS   |                  |                    |                      |              |                      |          |       |       |             | MARKET ADJUSTMENTS           |           |           |             |                |                |                 |            |                                 |            | COLUMBIA COUNTY PROPERTY   |        |                   |        |            |  |  |  |  |  |  |  |
|--|------------------|--------------------|----------------------|--------------|----------------------|----------|-------|-------|-------------|------------------------------|-----------|-----------|-------------|----------------|----------------|-----------------|------------|---------------------------------|------------|--|--------|-------------------|--------|------------|--|--|--|--|--|--|--|
| ELEMENT  | CD               | CONSTRUCTION       |                      |              |                      |          |       |       |             | TYPE                         | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                            | FNCT       | NORM   | % COND | VALUATION SUMMARY |        |            |  |  |  |  |  |  |  |
|  |                  |                    |                      |              |                      |          |       |       |             |                              |           |           |             |                |                |                 |            |                                 |            | <b>VALUATION BY</b><br>Tax Group: 3 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 8,800<br><b>TOTAL LAND VALUE - MARKET</b> 28,640<br><b>TOTAL MARKET VALUE</b> 37,440<br><b>SOH/AGL Deduction</b> 3,938<br><b>ASSESSED VALUE</b> 33,502<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 33,502<br><b>TOTAL JUST VALUE</b> 37,440<br><b>NCON VALUE</b> 0<br><b>INCOME VALUE</b><br><b>PREVIOUS YEAR MKT VALUE</b> 33,860<br>XFOB:1:1: CLAR MH |        |                   |        |            |  |  |  |  |  |  |  |
| 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   |                  |                    |                      |              |                      |          |       |       |             | 495 SW BOBCAT DR, FORT WHITE |           |           |             |                |                |                 |            |                                 |            |  |        |                   |        |            |  |  |  |  |  |  |  |
| <b>EXTRA FEATURES</b>  |                  |                    |                      |              |                      |          |       |       |             | <b>SALES DATA</b>            |           |           |             |                |                |                 |            |                                 |            |  |        |                   |        |            |  |  |  |  |  |  |  |
| 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      | OFF RECORD Number               | DATE       | TYPE INST  | Q U    | V I               | RSN CD | SALE PRICE |  |  |  |  |  |  |  |
| 1  | 0294             | SHED WOOD/         | 0                    | 0            | 0                    | 0        | 1.00  | UT    | 0.00        | 0.00                         | 100       | 0         | 0           | 3              | 100            | 1,000           |            | 1213/0257                       | 10/13/2010 | PR U   | I      | I                 | 11     | 100        |  |  |  |  |  |  |  |
| 2  | 0070             | CARPORT UF         | 0                    | 0            | 11                   | 16       | 1.00  | UT    | 0.00        | 0.00                         | 100       | 0         | 0           | 3              | 100            | 800             |            | GRANTOR: BERTHA ANN JACKSON (P) |            |  |        |                   |        |            |  |  |  |  |  |  |  |
| 3  | 9945             | Well/Sept          | 0                    | 0            | 0                    | 0        | 1.00  | UT    | 7,000.00    | 7,000.00                     | 100       |           |             |                | 3              | 100             | 7,000      | GRANTEE: SUSAN E JACKSON        |            |  |        |                   |        |            |  |  |  |  |  |  |  |
|  |                  |                    |                      |              |                      |          |       |       |             |                              |           |           |             |                |                |                 |            |                                 |            | 0570/0552 7/01/1985 WD Q I 01 25,000   |        |                   |        |            |  |  |  |  |  |  |  |
| GRANTOR:   |                  |                    |                      |              |                      |          |       |       |             |                              |           |           |             |                |                |                 |            |                                 |            |  |        |                   |        |            |  |  |  |  |  |  |  |
| GRANTEE:   |                  |                    |                      |              |                      |          |       |       |             |                              |           |           |             |                |                |                 |            |                                 |            |  |        |                   |        |            |  |  |  |  |  |  |  |
| <b>BUILDING NOTES</b>  |                  |                    |                      |              |                      |          |       |       |             |                              |           |           |             |                |                |                 |            |                                 |            |  |        |                   |        |            |  |  |  |  |  |  |  |
| <b>BUILDING DIMENSIONS</b>   |                  |                    |                      |              |                      |          |       |       |             |                              |           |           |             |                |                |                 |            |                                 |            |  |        |                   |        |            |  |  |  |  |  |  |  |
| <b>LAND DESCRIPTION</b>  |                  |                    |                      |              |                      |          |       |       |             | <b>TOTAL OB/XF</b> 8,800     |           |           |             |                |                |                 |            |                                 |            |  |        |                   |        |            |  |  |  |  |  |  |  |
| L N  | USE CODE         | CLS                | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE                    | D T       | DPTH FACT | % COND      | TOT ADJ        | UNIT PRICE     | ADJ UNIT PRICE  | LAND VALUE | OTHER ADJUSTMENTS AND NOTES     | YEAR       | DENSITY  | DECL   | FRZ               | YR     | CONSVR     |  |  |  |  |  |  |  |
| 1  | 0700             | C                  | MISC RES             | 0            |                      | 00       | 0.00  | 0.00  | 1.79        | AC                           |           | 1.00      | 1.00        | 1.00           | 16,000.00      | 16,000.00       | 28,640     |                                 |            |  |        |                   |        |            |  |  |  |  |  |  |  |
| <b>REVIEW DATE</b> 12/19/2017 <b>BY</b> BC <b>Total Acres:</b> 1.79 <b>Total Land Value:</b> 28,640 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 28,640 <b>PRINTED 06/08/2026 BY SYS</b> |                  |                    |                      |              |                      |          |       |       |             |                              |           |           |             |                |                |                 |            |                                 |            |  |        |                   |        |            |  |  |  |  |  |  |  |