LOT 3 SASSAFRAS ACRES S/D.
ORB 535-174, 872-1720 & ORB 1002-562

KEENE KYLE C/KEENE VICTORIA S
17401 NW US HWY 441
HIGH SPRINGS, FL 32643

2027

30-7S-17-10068-003

BUILDING CHARACTERISTICS

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 Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

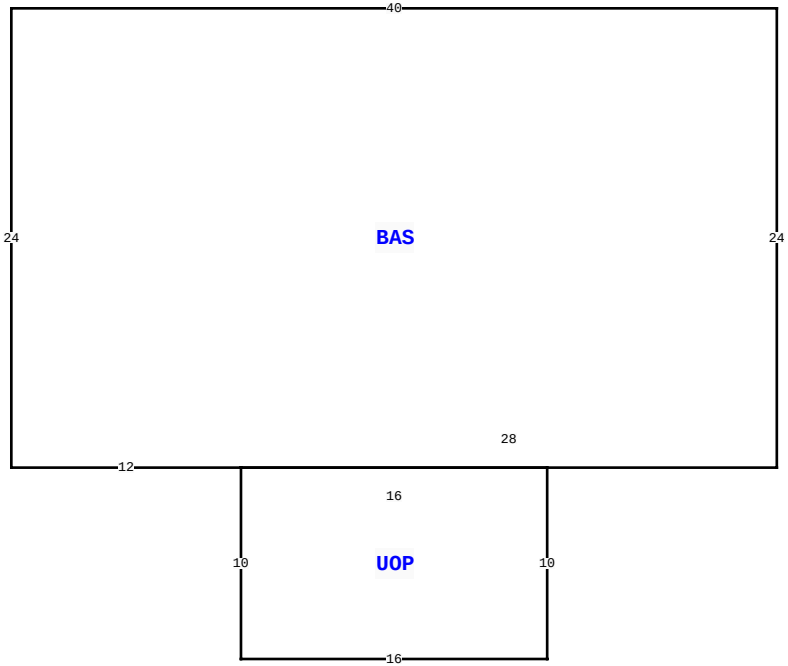
NEIGHBORHOOD/LOC 30717.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	20,510
UOP	160	25		40	854
TOTALS	1,120			1,000	21,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,000	89.0100	53.41	53,410	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



1707 SW BOBCAT DR, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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
1	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	50	2003	2003	3	50	240	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,364
TOTAL MARKET OB/XF VALUE	7,240
TOTAL LAND VALUE - MARKET	18,540
TOTAL MARKET VALUE	47,144
SOH/AGL Deduction	6,874
ASSESSED VALUE	40,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,270
TOTAL JUST VALUE	47,144
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,144

XFOB:1:1: CNCR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1002/0562	12/15/2003	WD	Q	I	01	15,000
GRANTOR: MELNICK						
GRANTEE: KEENE						
0872/1720	11/25/1996	WD	Q	I	01	15,000
GRANTOR: D ROBERTS						
GRANTEE: MELNICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E12 UOP= S10 E16 N10 W16$ E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,240

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	0102	C	SFR/MH	0		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,540							

REVIEW DATE 01/29/2018 BY DF Total Acres: 1.03 Total Land Value: 18,540 Market: 0 Agricultural: 0 Common: 18,540 PRINTED 11/17/2026 BY SYS