

LOT 6 SASSAFRAS ACRES S/D.  
ORB 495-546, 638-191-192,  
896-745, DC 960-2428, 960-2429

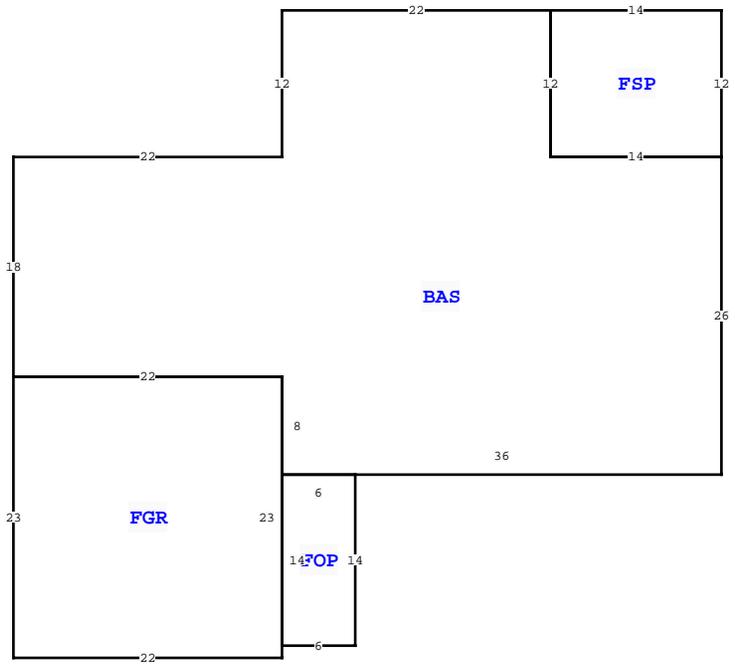
PHELAN ANDREW A JR & TERRY J/PHELAN TERRY J  
319 SW CR 138  
FT WHITE, FL 32038

**2026**

30-7S-17-10068-006  
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,596	100	
FGR	506	55	
FOP	84	30	
FSP	168	40	
TOTALS	2,354		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2003	142.89	280,922	1990	1992	0	0	33.00	67.00
Heated Area: 1596 HX Base Yr 2003											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			188,218
TOTAL MARKET OB/XF VALUE			10,230
TOTAL LAND VALUE - MARKET			37,120
TOTAL MARKET VALUE			235,568
SOH/AGL Deduction			75,369
ASSESSED VALUE			160,199
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			108,788
TOTAL JUST VALUE			235,568
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/2429	8/20/2002	WD	Q	I		129,900
GRANTOR: MOURADIANS						
GRANTEE: ANDREW & TERRY PHEL						
0896/0745	1/27/2000	WD	Q	I		122,000
GRANTOR: JOHN & THELMA MOORE						
GRANTEE: MOURADIAN 'S						

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	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	10	20	200.00	UT	1.40	100	0	0	3	100	280	
2	0210	GARAGE U	0	100	50	26	1,300.00	UT	7.50	100	0	0	3	100	9,750	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
TOTALS												10,230				

LAND DESCRIPTION												TOTAL OB/XF												
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	0100	C	SFR	100		00	0.00	0.00	2.32	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,120							