

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

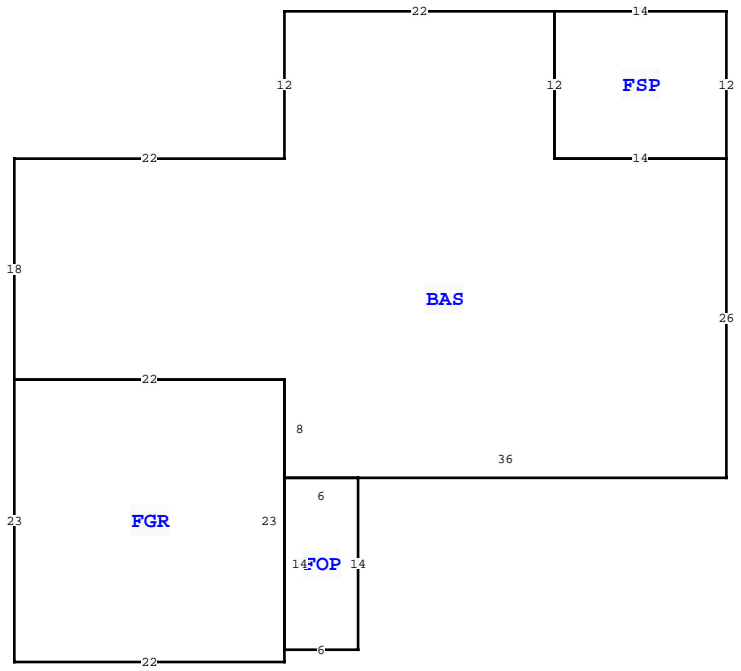
PHELAN ANDREW A JR & TERRY J/PHELAN TERRY J
319 SW CR 138
FT WHITE, FL 32038

2026

30-7S-17-10068-006
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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								
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		184,925	
TOTAL MARKET OB/XF VALUE		10,230	
TOTAL LAND VALUE - MARKET		37,120	
TOTAL MARKET VALUE		232,275	
SOH/AGL Deduction		72,076	
ASSESSED VALUE		160,199	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		108,788	
TOTAL JUST VALUE		232,275	
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	1.40	100	0	0	3	100	280
2	0210	GARAGE U	0	100	50	26	1,300.00	UT	7.50	7.50	100	0	0	3	100	9,750
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S12 W22 S18 FGR= S23 E22 N23 W22S E22 S8 FOP= S14 E6 N14 W6S E36 N26 FSP= N12 W14 S12 E14S W14 N12S.	

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							