

LOT 7 SASSAFRAS ACRES S/D.  
ORB 415-536, 634-49, 808-2532,  
959-1113, WD 1135-1704, QC 1186-

PHELAN TERRY J/PHELAN JESSICA L  
359 SW CR 138  
FT WHITE, FL 32038

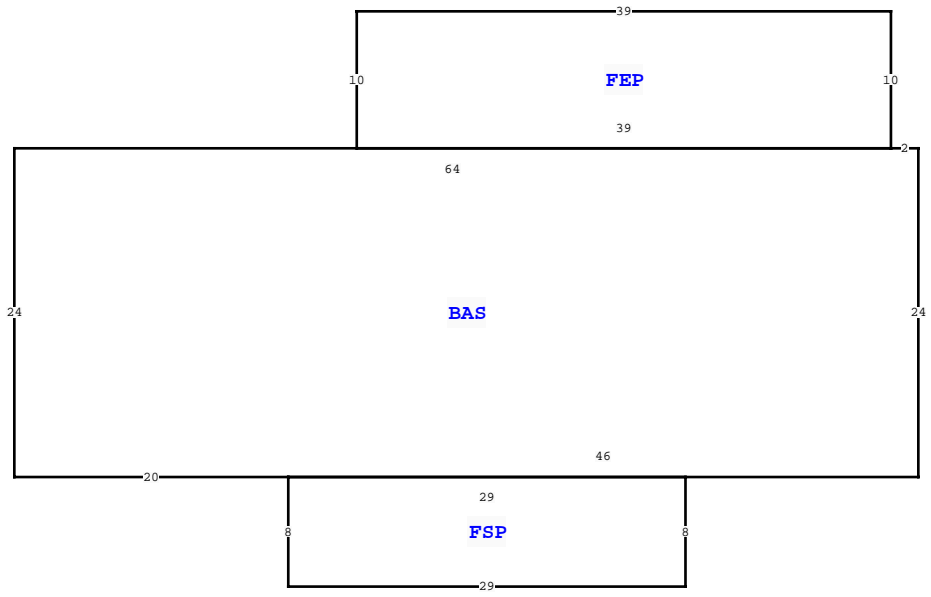
2026

30-7S-17-10068-007



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	VINYL SID	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	04	PLYWOOD	100	
Interior Floor	14	CARPET	90	
Interior Floor	08	SHT VINYL	10	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Stories	1.	1.	100	
Architectural	01	CONV	100	
Units		0	100	
Condition Adj	03	03	100	
Kitchen Adjus	01	01	100	
Quality	05	05		
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 MARKET VALUE
BAS	1,584	100		1,584 44,441
FEP	390	85		332 9,314
FSP	232	40		93 2,609
TOTALS	2,206			2,009 56,364

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
1	MOBILE HME	100%	- 2010	70.14	140,911	1974	1990	0	0	60.00
				Heated Area: 1584			HX Base Yr	2010		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			56,364
TOTAL MARKET OB/XF VALUE			9,300
TOTAL LAND VALUE - MARKET			36,320
TOTAL MARKET VALUE			101,984
SOH/AGL Deduction			52,408
ASSESSED VALUE			49,576
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			24,576
TOTAL JUST VALUE			101,984
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,444
XFOB:1:1: PARK AVE MH			
SALE:1:1: LOT 7 SASSAFRAS ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/2292	3/01/2010	WD	U	I	11	100
GRANTOR: TERRY J PHELAN						
GRANTEE: TERRY J PHELAN & JE						
1186/1946	12/30/2009	QC	U	I	11	100
GRANTOR: TERRY J PHELAN						
GRANTEE: TERRY J PHELAN & JE						

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	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2017	2017	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	150	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	150	
TOTAL OB/XF 9,300																

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

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	0200	C	MBL HM	100		00	0.00	0.00	2.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,320							