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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

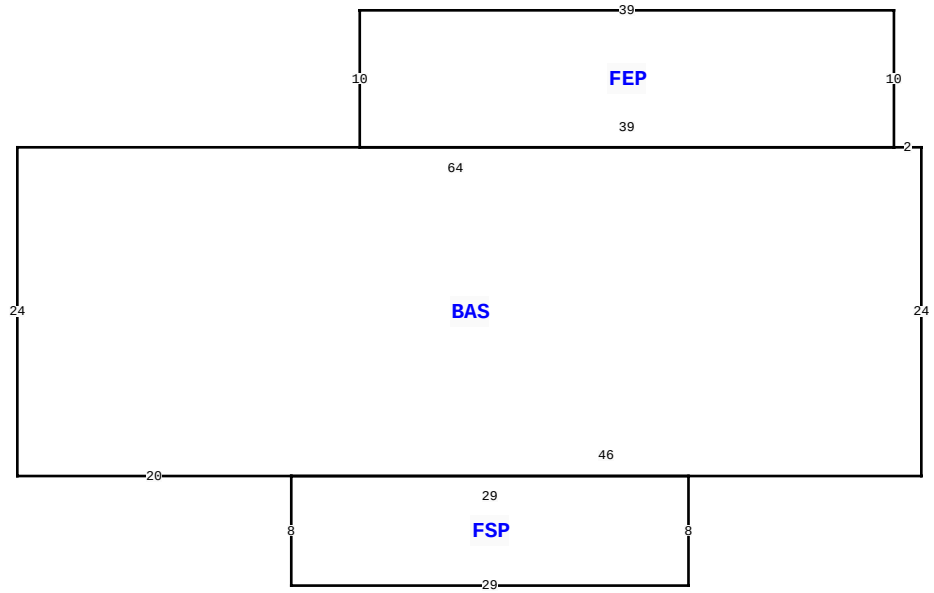
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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 AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	46,665
FEP	390	85		332	9,781
FSP	232	40		93	2,740
TOTALS	2,206			2,009	59,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,009	116.9000	73.65	147,963	1974	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 1584 HX Base Yr 2010



359 SW COUNTY ROAD 138 , FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,185
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		36,320
TOTAL MARKET VALUE		104,805
SOH/AGL Deduction		55,229
ASSESSED VALUE		49,576
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,576
TOTAL JUST VALUE		104,805
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FEP= N10 W39 S10 E39$ W64 S24 E20 FSP= S8 E29 N8 W29$ E46 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	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							

REVIEW DATE 01/30/2018 BY DF Total Acres: 2.27 Total Land Value: 36,320 Market: 0 Agricultural: 0 Common: 36,320 PRINTED 05/08/2026 BY SYS