LOT 9 SASSAFRAS ACRES S/D.

472-277, 986-2511, WD 1127-1350,

MASSEO ANDREW R
439 SW CR 138
FORT WHITE, FL 32038

2027

30-7S-17-10068-009

BUILDING CHARACTERISTICS

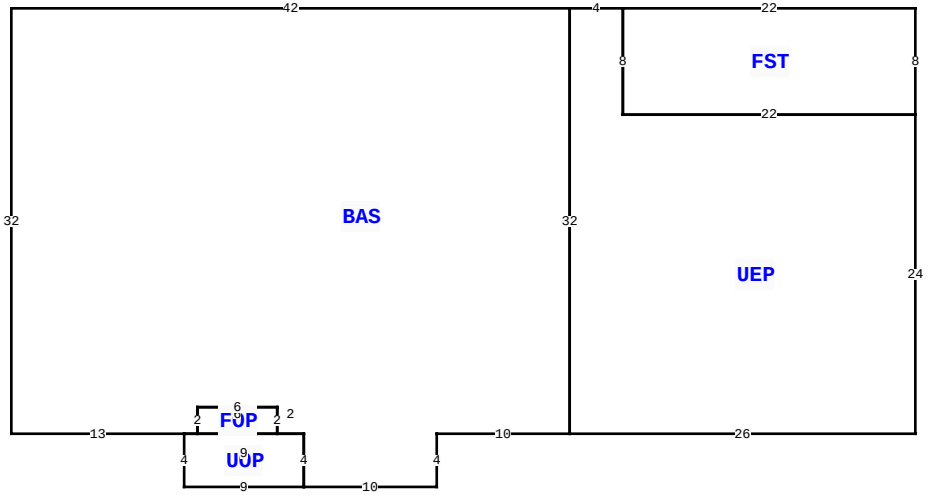
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100		1,372	118,582
FOP	12	30		4	346
FST	176	55		97	8,384
UEP	656	60		394	34,054
UOP	36	20		7	605
TOTALS	2,252			1,874	161,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	104.7600	115.24	215,960	1983	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2008 Heated Area: 1372 HX Base Yr 2008



439 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0031	BARN,MT AE	0	100	20	20	400.00	UT	12.00	12.00	75	0	0	3	75	3,600	
3	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	100	0	0	3	100	2,400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,970
TOTAL MARKET OB/XF VALUE		11,400
TOTAL LAND VALUE - MARKET		37,600
TOTAL MARKET VALUE		210,970
SOH/AGL Deduction		60,235
ASSESSED VALUE		150,735
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		94,324
TOTAL JUST VALUE		210,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/2343	5/25/2021	LE	U	I	14	100
GRANTOR: MASSEO ANDREW R						
GRANTEE: MASSEO ANDREW II						
1127/1350	7/30/2007	WD	Q	I		157,000
GRANTOR: COREY S & BRITTANY BA						
GRANTEE: ANDREW R MASSEO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S32 E13 UOP= S4 E9 N4 W9$ E1 FOP= E6 N2 W6 S2$ N2 E6 S2 E2 S4 E10 N4 E10 UEP= E26 N24 FST= N8 W22 S8 E22$ W22 N8 W4 S32$ N32$.

LAND DESCRIPTION

TOTAL OB/XF 11,400

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	0100	C	SFR	100		00	0.00	0.00	2.35	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,600							

REVIEW DATE 01/30/2018 BY DF Total Acres: 2.35 Total Land Value: 37,600 Market: 0 Agricultural: 0 Common: 37,600 PRINTED 11/17/2026 BY SYS