

LOT 9 SASSAFRAS ACRES S/D.  
472-277, 986-2511, WD 1127-1350,

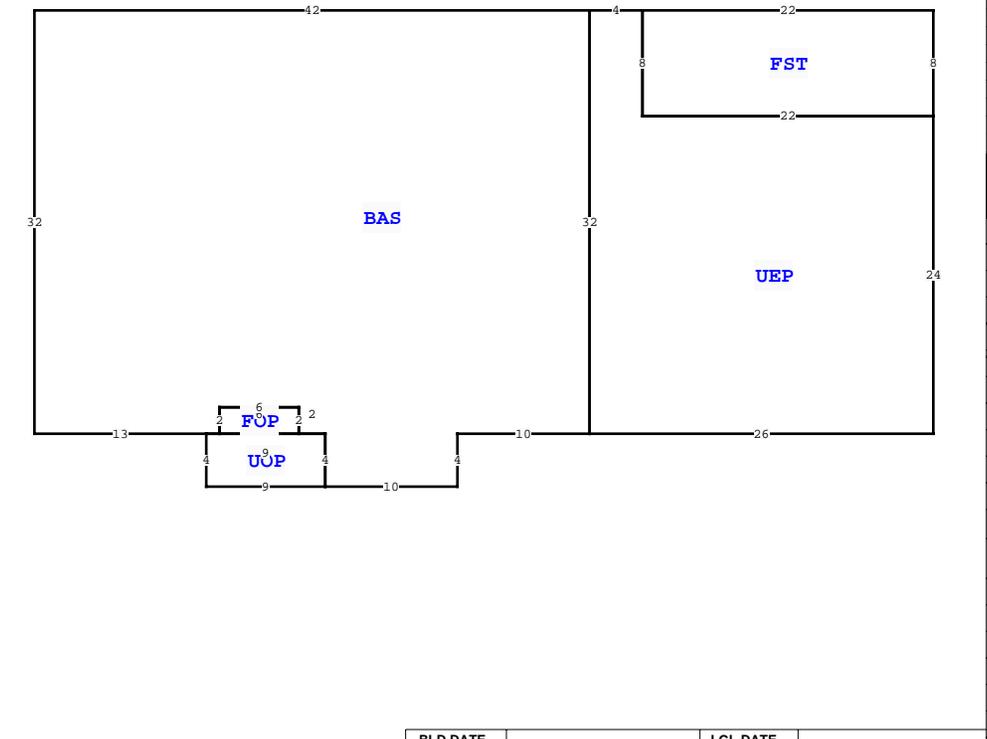
MASSEO ANDREW R  
439 SW CR 138  
FORT WHITE, FL 32038

**2026**

30-7S-17-10068-009  
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BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	119.43	223,812	1983	2000	0	0	25.00	75.00



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	122,894
FOP	12	30		4	359
FST	176	55		97	8,689
UEP	656	60		394	35,291
UOP	36	20		7	627
TOTALS	2,252			1,874	167,859

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		167,859	
TOTAL MARKET OB/XF VALUE		11,400	
TOTAL LAND VALUE - MARKET		37,600	
TOTAL MARKET VALUE		216,859	
SOH/AGL Deduction		70,514	
ASSESSED VALUE		146,345	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		89,934	
TOTAL JUST VALUE		216,859	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,406	

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						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0031	BARN,MT AE	0	100	20	20	400.00	UT	12.00	75	0	0	3	75	3,600	
3	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	100	0	0	3	100	2,400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	3,200	
TOTALS															11,400	

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	2.35	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,600							