LOTS 17 & 18 SASSAFRAS ACRES S/D
ORB 319-422, 342-30, 381-75, 904

STAMPER CURTIS J SR/STAMPER KIMBERLY
P O BOX 462
HIGH SPRINGS, FL 32655-0462

2026

30-7S-17-10068-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

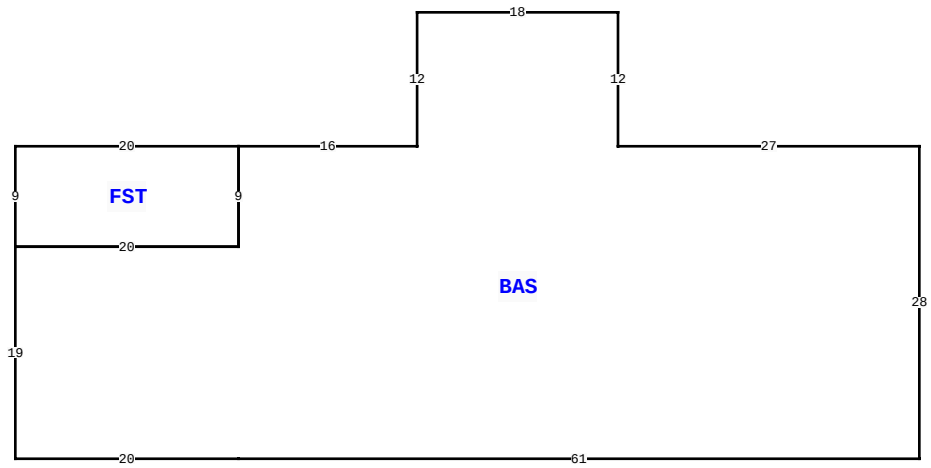
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	2,304	100		2,304	95,340
FST	180	55		99	4,097
TOTALS	2,484			2,403	99,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,403	90.7484	103.45	248,590	1975	1975	0	0	25	35.00	40.00

1 SINGLE FAM 100% - 2019 Heated Area: 2304 HX Base Yr 2019



823 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		99,436
TOTAL MARKET OB/XF VALUE		30,500
TOTAL LAND VALUE - MARKET		62,265
TOTAL MARKET VALUE		192,201
SOH/AGL Deduction		88,073
ASSESSED VALUE		104,128
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,717
TOTAL JUST VALUE		192,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048475	Storage Building	25,000	10/23/2023
26875	MAINT/ALTR	30	03/25/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0271	4/17/2015	WD	U	I	12	55,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CURTIS J SR & KIMBE						
1283/1932	10/08/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (JOSEP						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 N12 W18 S12 W16 FST= W20 S9 E20 N9$ S9W20 S19E20 E61 N28$.

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	0294	SHED WOOD/	0	100	16	30	1.00	UT	1,000.00	1,000.00	50	2017	2017	3	50	500	
3	0020	BARN,FR	0	100	0	0	1.00	UT	28,000.00	28,000.00	100	2025	2024		100	28,000	

LAND DESCRIPTION

TOTAL OB/XF 30,500

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	5.93	AC		1.00	1.00	1.00	10,500.00	10,500.00	62,265							

REVIEW DATE 05/02/2025 BY JB Total Acres: 5.93 Total Land Value: 62,265 Market: 0 Agricultural: 0 Common: 62,265 PRINTED 05/12/2026 BY SYS