

LOT 19 SASSAFRAS ACRES S/D.
ORB 342-303, LE 585-80, DC 1259
-2218, CT 1289-2498, WD 1294-

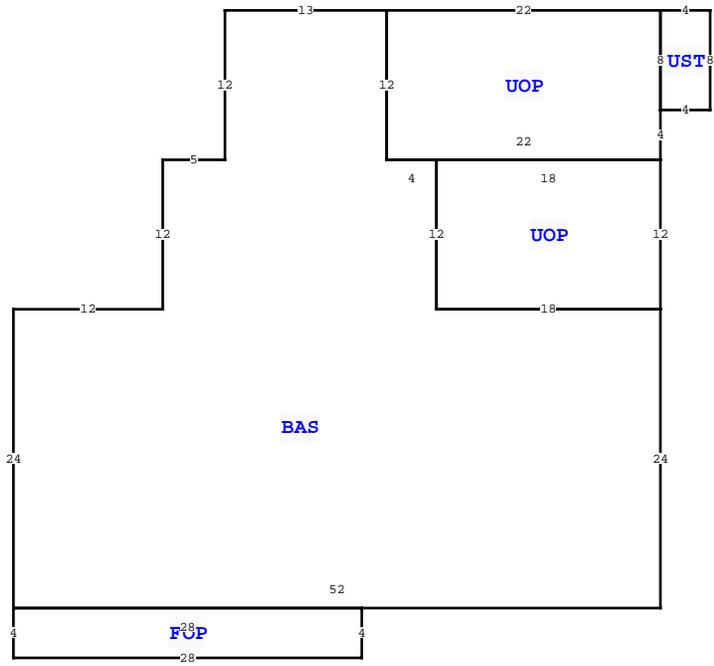
CHAMBERS MICHELLE R
204 SW RACCOON WAY
FORT WHITE, FL 32038

2026

30-7S-17-10068-019
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	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		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	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
BAS	1,668	100	
FOP	112	30	
UOP	216	20	
UOP	264	20	
UST	32	45	
TOTALS	2,292		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2016									
Heated Area: 1668 HX Base Yr 2016												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			107,603
TOTAL MARKET OB/XF VALUE			3,200
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			133,303
SOH/AGL Deduction			64,990
ASSESSED VALUE			68,313
TOTAL EXEMPTION VALUE	HX HB		43,313
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			133,303
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1294/1488	5/08/2015	WD	U	I	12	42,000
GRANTOR: FANNIE MAE AKA FEDERA						
GRANTEE: MICHELLE R CHAMBERS						
1289/2498	2/04/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (BARK						
GRANTEE: FEDERAL NATIONAL MO						

EXTRA FEATURES		204 SW RACCOON WAY, FORT WHITE															
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF													3,200									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.25	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,500							

BUILDING NOTES			

BUILDING DIMENSIONS			
UOP= N12 UOP= N4 UST= E4 N8 W4 S8\$ N8 W22 S12 E22\$ W18 S12 E18\$ BAS= W18N12 W4 N12 W13 S12 W5 S12 W12 S24 FOP= S4 E28 N4 W28\$ E52 N24\$.			