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

2027

30-7S-17-10068-019

BUILDING CHARACTERISTICS

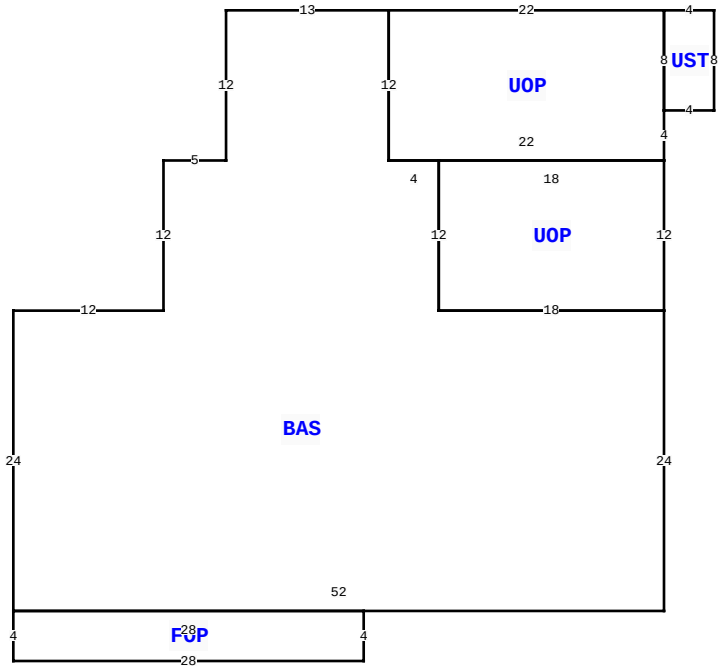
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100		1,668	95,575
FOP	112	30		34	1,948
UOP	216	20		43	2,464
UOP	264	20		53	3,037
UST	32	45		14	802
TOTALS	2,292			1,812	103,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,812	94.7072	104.18	188,774	1975	1975	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2016 Heated Area: 1668 HX Base Yr 2016



204 SW RACCOON WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,826
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	129,526
SOH/AGL Deduction	59,164
ASSESSED VALUE	70,362
TOTAL EXEMPTION VALUE	HX HB 45,362
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	129,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,409

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						

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$.

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	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	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

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	1.25	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,500							

REVIEW DATE 01/30/2018 BY DF Total Acres: 1.25 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS