LOT 21 SASSAFRAS ACRES S/D.

447-300, 585-731,734, 605-763,

MCCALL DEAN K
219 SW RACCOON WAY
FORT WHITE, FL 32038

2026

30-7S-17-10068-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

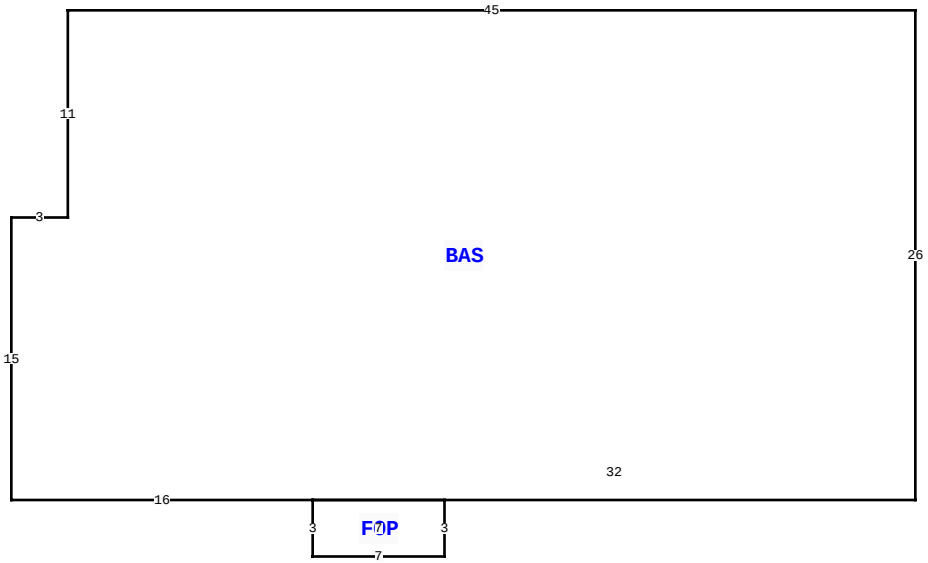
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,215	100		1,215	120,759
FOP	21	30		6	596
TOTALS	1,236			1,221	121,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,221	118.3200	132.52	161,807	1976	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 1215 HX Base Yr 2026



219 SW RACCOON WAY, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,355
TOTAL MARKET OB/XF VALUE		7,266
TOTAL LAND VALUE - MARKET		23,040
TOTAL MARKET VALUE		151,661
SOH/AGL Deduction		0
ASSESSED VALUE		151,661
TOTAL EXEMPTION VALUE	HX HB 13	151,661
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		151,661
NCON VALUE		1,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,922

SALE:1:1: LOT 21 SASSAFRAS ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/743	8/04/2025	WD	Q	I	01	235,000
GRANTOR: DILLON JEFFREY S						
GRANTEE: MCCALL DEAN K						
1378/1430	2/11/2019	WD	Q	I	01	18,000
GRANTOR: CAROL ROBERTS & MARSH						
GRANTEE: JEFFREY S DILLON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S11 W3 S15 E16 FOP= S3 E7 N3 W7$ E32 N26$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0031	BARN,MT AE	0	100	24	26	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,616	
3	0081	DECKING WI	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 7,266

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	1.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,040							

REVIEW DATE 10/17/2025 BY TP Total Acres: 1.28 Total Land Value: 23,040 Market: 0 Agricultural: 0 Common: 23,040 PRINTED 06/08/2026 BY SYS