LOT 23 SASSAFRAS ACRES S/D.
ORB 524-191,739-348,866-1943,
WD 1255-2388 & CORR WD 1258-

PORTER JAMES ODIS
276 SW FOX PLACE
FT WHITE, FL 32038

2027

30-7S-17-10068-023

BUILDING CHARACTERISTICS

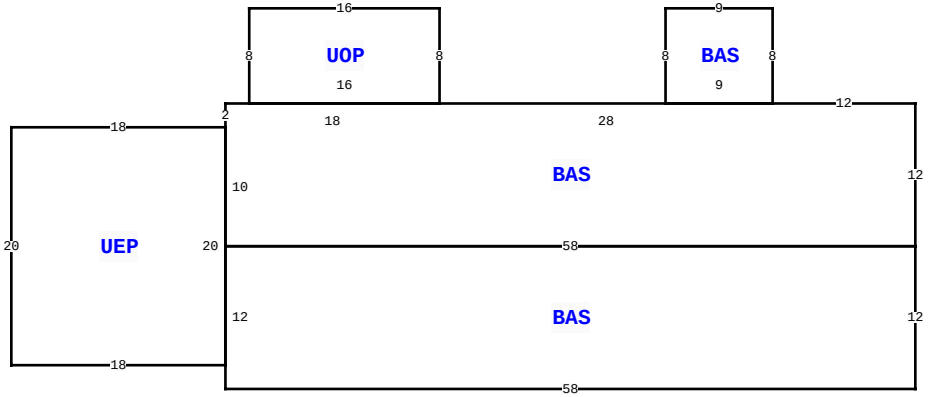
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
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	72	100		72	5,130
BAS	696	100		696	49,592
BAS	696	100		696	49,592
UEP	360	70		252	17,956
UOP	128	25		32	2,280
TOTALS	1,952			1,748	124,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	02	1,748	99.6550	109.62	191,616	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1464 HX Base Yr 2015



276 SW FOX PL, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,550
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	24,160
TOTAL MARKET VALUE	158,910
SOH/AGL Deduction	112,851
ASSESSED VALUE	46,059
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	21,059
TOTAL JUST VALUE	158,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,171

XFOB:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/1439	7/24/2013	WD	U	I	11	100
GRANTOR: RICHARD DAN PORTER						
GRANTEE: JAMES ODIS PORTER						
1255/2388	6/05/2013	WD	U	I	11	100
GRANTOR: RICHARD DAN PORTER						
GRANTEE: JAMES ODIS PORTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N8 W9 S8 E9$ W28 UOP= N8 W16 S8 E16$ W18 S2
UEP= W18 S20 E18 N20 $ S10 E58 BAS= W58 S12 E58 N12$ N12$.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	0200	C	MBL HM	100		00	0.00	0.00	1.51	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,160							

REVIEW DATE 01/30/2018 BY DF Total Acres: 1.51 Total Land Value: 24,160 Market: 0 Agricultural: 0 Common: 24,160 PRINTED 11/17/2026 BY SYS