LOT 24 SASSAFRAS ACRES S/D.
539-512, 754-1574, 793-1881, CT

IAGNEMMO AUBREY MADISON/IAGNEMMO KEVIN LEE
5564 SW 31ST ST
OCALA, FL 34474

2027

30-7S-17-10068-024

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

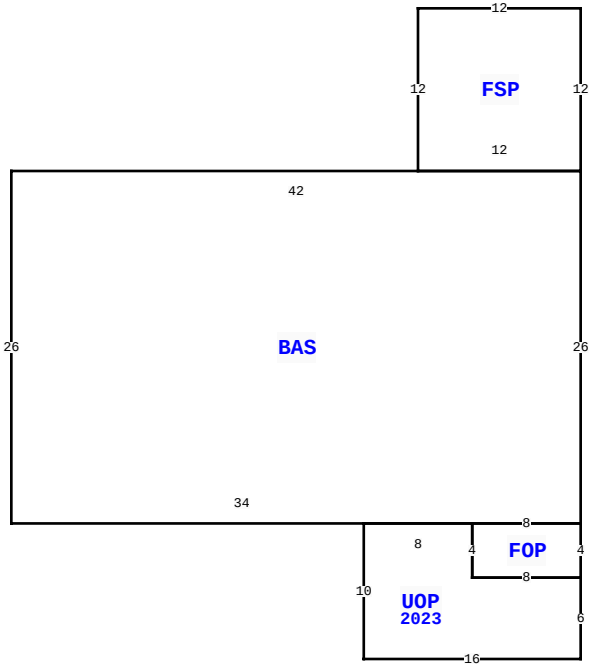
NEIGHBORHOOD/LOC 30717.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	123,317
FOP	32	30		10	1,130
FSP	144	40		58	6,550
UOP	128	20	2023	26	2,936
TOTALS	1,396			1,186	133,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,186	136.8840	150.57	178,576	1978	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2023 Heated Area: 1092 HX Base Yr



238 SW FOX PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	133,932
TOTAL MARKET OB/XF VALUE	1,350
TOTAL LAND VALUE - MARKET	24,480
TOTAL MARKET VALUE	159,762
SOH/AGL Deduction	0
ASSESSED VALUE	159,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,762
TOTAL JUST VALUE	159,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047780	Electrical Servic	0	07/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/657	9/14/2022	WD	Q	I	01	200,000
GRANTOR: MAHN SAVANNA						
GRANTEE: IAGNEMMO AUBREY MAD						
1407/2290	3/10/2020	WD	U	I	30	123,600
GRANTOR: CHRISTOPHER MAHN						
GRANTEE: SAVANNA MAHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S26 E34 S8 N26 $
FSP=[ORIG=0,0] N12 W12 S12 E12 $
UOP=[YR=2023;ORIG=-16,26] S10 E16 N6 W8 N4 W8 $
FOP=[ORIG=-8,26] S4 E8 N4 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	0		00	0.00	0.00	1.53	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,480							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.53 Total Land Value: 24,480 Market: 0 Agricultural: 0 Common: 24,480 PRINTED 11/17/2026 BY SYS