

LOT 29 SASSAFRAS ACRES S/D.  
632-572, 858-600, WD 1380-99,  
WD 1404-1635,

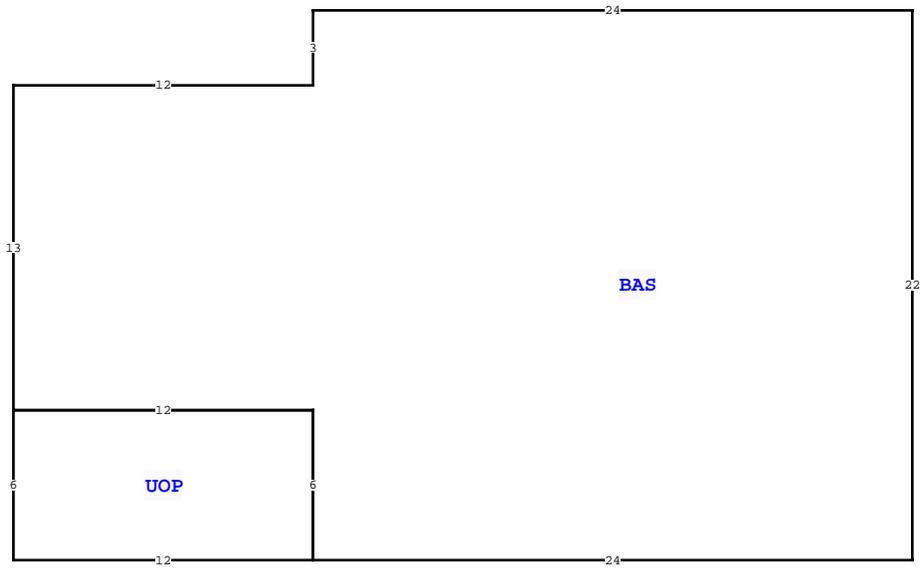
DEFUSCO BERT M  
1623 SW BOBCAT DR  
FORT WHITE, FL 32028

2026

30-7S-17-10068-029

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	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	01	01	
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	684	100	
UOP	72	20	
TOTALS	756		698

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	698	62.8050	70.34	49,097	1945	1945	0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 684 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			31,913
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			18,540
TOTAL MARKET VALUE			50,453
SOH/AGL Deduction			18,577
ASSESSED VALUE			31,876
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			6,876
TOTAL JUST VALUE			50,453
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			46,333
SALE: 2:1: MH HERE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1635	1/21/2020	WD	U	I	11	0
GRANTOR: DAVID B & JACQUELINE						
GRANTEE: BERT M DEFUSCO						
1380/0099	1/23/2019	WD	U	I	16	22,500
GRANTOR: DAVID B RHINEMILLER						
GRANTEE: BERT M DEFUSCO						

EXTRA FEATURES																						
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						
1623 SW BOBCAT DR, FORT WHITE																						

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W24 S3 W12 S13 UOP= S6E12 N6 W12S E12 S6 E24 N22S.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.03	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,540							