LOTS 30 & 31 SASSAFRAS ACRES S/D
632-639, QC 1129-2457, WD 1227-2

BREWINGTON KRISTINA H
1565 SW BOBCAT DR
FORT WHITE, FL 32038

2027

30-7S-17-10068-031

BUILDING CHARACTERISTICS

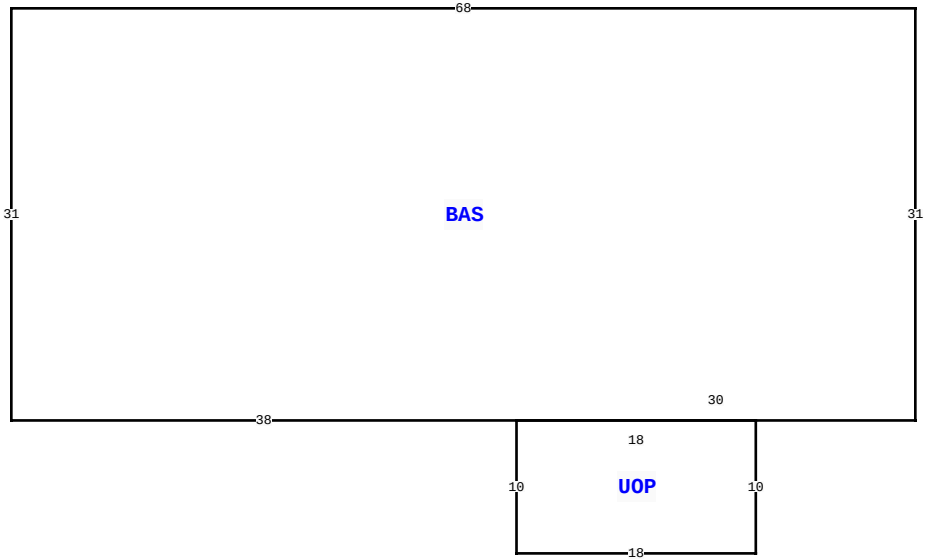
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
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	2,108	100		2,108	77,793
UOP	180	25		45	1,661
TOTALS	2,288			2,153	79,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,153	113.9000	68.34	147,136	2007	2007	0	0	0	46.00	54.00

2 MOBILE HME 100% - 0 Heated Area: 2108 HX Base Yr



1565 SW BOBCAT DR, 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		79,453
TOTAL MARKET OB/XF VALUE		16,150
TOTAL LAND VALUE - MARKET		32,960
TOTAL MARKET VALUE		128,563
SOH/AGL Deduction		28,369
ASSESSED VALUE		100,194
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		43,783
TOTAL JUST VALUE		128,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25285	M H	275	12/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/143	10/01/2020	WD	U	I	11	100
GRANTOR: BREWINGTON CHARLES S						
GRANTEE: BREWINGTON CHARLES						
1227/2573	12/28/2011	WD	U	I	11	100
GRANTOR: WILBUR III, ROBERT &						
GRANTEE: CHARLES S BREWINGTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E38 UOP= S10 E18 N10 W18$ E30 N31$.

LAND DESCRIPTION

TOTAL OB/XF 16,150

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	0102	C	SFR/MH	100		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,480							
2	0000	C	VAC RES	100		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,480							

REVIEW DATE 01/29/2018 BY DF Total Acres: 2.06 Total Land Value: 32,960 Market: 0 Agricultural: 0 Common: 32,960 PRINTED 11/17/2026 BY SYS