LOTS 33 & 34 SASSAFRAS ACRES EX
34 DESC ORB 766-126.

LOUNSBURY NANCY
1511 SW BOBCAT DR
FORT WHITE, FL 32038

2027

30-7S-17-10068-033

BUILDING CHARACTERISTICS

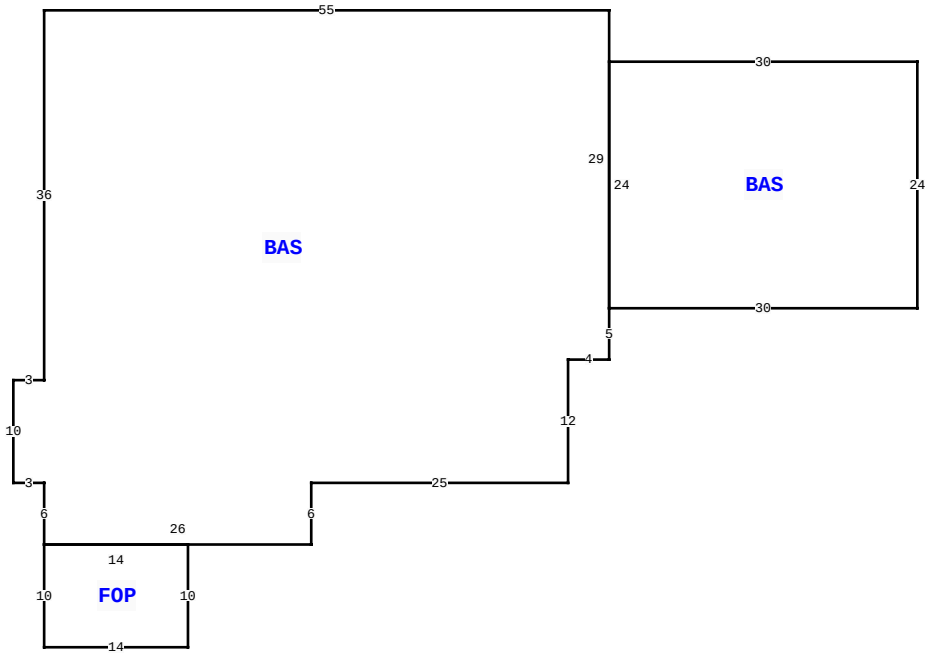
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
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	03	03
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	720	100		720	39,701
BAS	2,668	100		2,668	147,112
FOP	140	30		42	2,316
TOTALS	3,528			3,430	189,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,430	77.1210	84.83	290,967	1925	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3388 HX Base Yr



1511 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,129
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		31,520
TOTAL MARKET VALUE		228,149
SOH/AGL Deduction		158,137
ASSESSED VALUE		70,012
TOTAL EXEMPTION VALUE	HX HB	43,242
BASE TAXABLE VALUE		26,770
TOTAL JUST VALUE		228,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34596	M H	751	10/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/25	7/20/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LOUNS						
GRANTEE: LOUNSBURY NANCY (LI						
1574/1700	1/02/2026	WD	U	I	11	100
GRANTOR: LOUNSBURY KARA						
GRANTEE: LOUNSBURY NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S36 W3 S10 E3 S6 FOP= S10 E14 N10 W14$ E26 N6 E25 N12 E4 N5 BAS= E30 N24 W30 S24$ N29$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	1.97	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,520							

REVIEW DATE 01/29/2018 BY DF Total Acres: 1.97 Total Land Value: 31,520 Market: 0 Agricultural: 0 Common: 31,520 PRINTED 11/17/2026 BY SYS