LOT 36 SASSAFRAS ACRES S/D.
654-207, 722-062, 755-180,181, 8

GREEK JOHN D/GREEK PATRICIA
1494 SW BOBCAT DR
FORT WHITE, FL 32038

2027

30-7S-17-10068-036

BUILDING CHARACTERISTICS

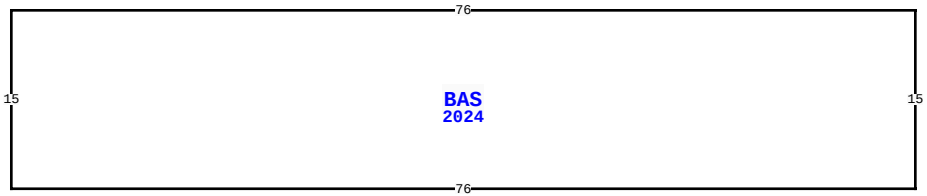
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,140	100	2024	1,140	57,182
TOTALS	1,140			1,140	57,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,140	114.0000	91.20	103,968	1995	1995	0	0	0	45.00	55.00

2 MANUF 1 100% - 2024 Heated Area: 1140 HX Base Yr 2024



1494 SW BOBCAT DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	57,182
TOTAL MARKET OB/XF VALUE	47,820
TOTAL LAND VALUE - MARKET	27,840
TOTAL MARKET VALUE	132,842
SOH/AGL Deduction	3,765
ASSESSED VALUE	129,077
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	77,666
TOTAL JUST VALUE	132,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,557

SALE:6:1: MORE INC IN SALE
SALE:5:1: LOT 36 SASSAFRAS ACRES PLUS MOBILE HOME
SALE:4:1: LOT 36 SASSAFRAS ACRES FORECLOSURE
SALE:3:1: LOT 36 SASSAFRAS ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049813	Electrical Servic	0	05/15/2024
000048760	Mobile Home		12/01/2023
000046848	Mobile Home		03/28/2023
30414	M H	375	08/23/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/185	6/02/2021	WD	U	I	17	38,000
GRANTOR: PENTECOSTAL CHURCH OF						
GRANTEE: GREEK JOHN D						
0860/1329	6/11/1998	WD	Q	I		28,000
GRANTOR: SHORR CHARLES ROBERT						
GRANTEE: PENTECOSTAL CHURCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-66,-13] E76 S15 W76 N15 $
.

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	0200	GARAGE F	0	100	24	20	1.00	UT	0.00	0.00	100	0	0	3	100	2,720	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	24	25	600.00	UT	9.00	9.00	100	2012	2012	3	100	5,400	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
5	0030	BARN,MT	0	100	0	0	1.00	UT	22,500.00	22,500.00	100	2024	2023		100	22,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2024	2023		100	6,500	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 47,820

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	1.74	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,840							

REVIEW DATE 04/30/2026 BY robin Total Acres: 1.74 Total Land Value: 27,840 Market: 0 Agricultural: 0 Common: 27,840 PRINTED 11/17/2026 BY SYS