

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

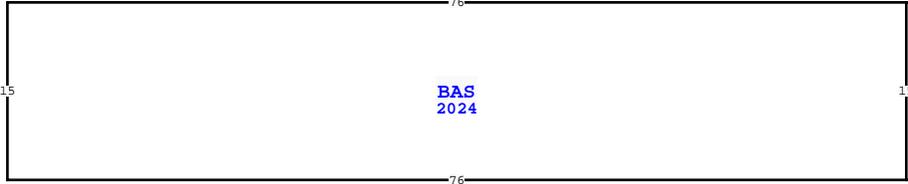
GREEK JOHN D/GREEK PATRICIA
1494 SW BOBCAT DR
FORT WHITE, FL 32038

2026

30-7S-17-10068-036
[Barcode]

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	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

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	95.76	109,166	1995	1995		0	0	45.00	55.00
2 MANUF 1		100% - 2024		Heated Area: 1140				HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		60,041	
TOTAL MARKET OB/XF VALUE		47,820	
TOTAL LAND VALUE - MARKET		27,840	
TOTAL MARKET VALUE		135,701	
SOH/AGL Deduction		10,296	
ASSESSED VALUE		125,405	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		73,994	
TOTAL JUST VALUE		135,701	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,792	
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			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	60,041
TOTALS	1,140			1,140	60,041

NEIGHBORHOOD/LOC		30717.040 1.00/	
BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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						

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
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											
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	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 05/12/2026 BY SYS																								
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