LOT 37 SASSAFRAS ACRES S/D.
583-288, 748-48, QC 897-1635, LE

ROUSE BOBBY/ROUSE GEANATE
193 SW FOX PL
FORT WHITE, FL 32038

2027

30-7S-17-10068-037

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

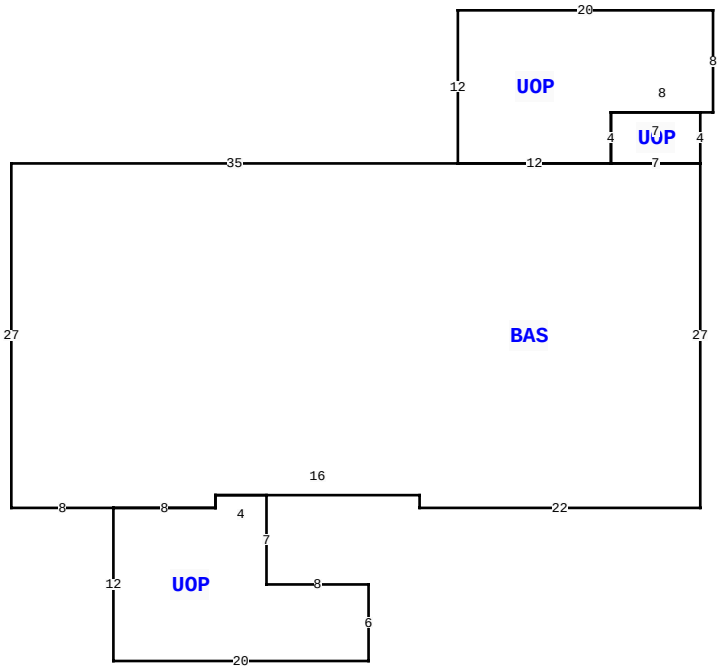
NEIGHBORHOOD/LOC 30717.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100		1,442	85,482
UOP	28	25		7	415
UOP	196	25		49	2,905
UOP	208	25		52	3,082
TOTALS	1,874			1,550	91,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,550	114.0000	91.20	141,360	1991	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2026 Heated Area: 1442 HX Base Yr



193 SW FOX PL, 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	0	0	0	1.00	UT	500.00	500.00	50	2013	2013	3	50	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	91,884
TOTAL MARKET OB/XF VALUE	8,550
TOTAL LAND VALUE - MARKET	42,980
TOTAL MARKET VALUE	143,414
SOH/AGL Deduction	0
ASSESSED VALUE	143,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,414
TOTAL JUST VALUE	143,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,563

XFOB:1:1: HOMES OF MERIT MH

SALE:1:1: LOT 37, SASSAFRAS ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/2516	9/18/2025	WD	U	I	41	227,100
GRANTOR: BALESKI DONNA						
GRANTEE: ROUSE BOBBY						
1420/1583	9/30/2020	WD	U	I	11	100
GRANTOR: SAMMY B NELSON & KATH						
GRANTEE: DONNA BALESKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S27 E8 UOP= S12 E20N6 W8 N7 W4 S1 W8$ E8 N1 E16 S1 E22 N27 UOP= N4 W7 S4 E7$ W7 UOP= N4 E8 N8 W20 S12 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 8,550

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	0		00	0.00	0.00	3.07	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,980							

REVIEW DATE 02/10/2026 BY TP Total Acres: 3.07 Total Land Value: 42,980 Market: 0 Agricultural: 0 Common: 42,980 PRINTED 11/17/2026 BY SYS