LOT 42 SASSAFRAS ACRES S/D.

730-550, 821-918, WD 1148-2421,

PARKS BARRY
278 SW RACCOON WAY
FORT WHITE, FL 32038

2027

30-7S-17-10068-042

BUILDING CHARACTERISTICS

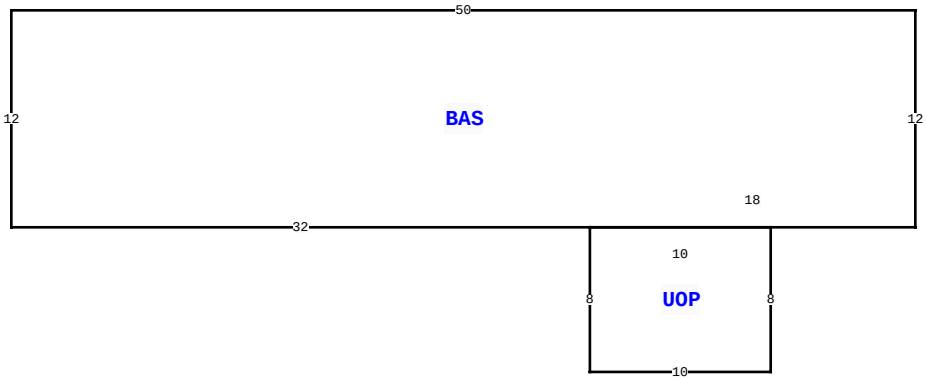
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	600	100		600	9,967
UOP	80	25		20	332
TOTALS	680			620	10,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	620	75.5100	41.53	25,749	1970	1970	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2026 Heated Area: 600 HX Base Yr 2026



278 SW RACCOON WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		10,300
TOTAL MARKET OB/XF VALUE		8,350
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		41,150
SOH/AGL Deduction		0
ASSESSED VALUE		41,150
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,150
TOTAL JUST VALUE		41,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/2547	9/25/2018	WD	U	I	11	100
GRANTOR: FLYING FARMER LLC						
GRANTEE: BARRY PARKS						
1148/2421	4/15/2008	WD	Q	I	01	100
GRANTOR: MARK P SULLIVAN						
GRANTEE: FLYING FARMER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S12 E32 UOP= S8 E10N8 W10$ E18 N12 $.

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	0040	BARN,POLE	0	100	10	20	200.00	UT	2.50	2.50	50	2003	2003	3	50	250	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,350

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	1.25	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,500							

REVIEW DATE 01/30/2018 BY DF Total Acres: 1.25 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS