

LOT 42 SASSAFRAS ACRES S/D.
730-550, 821-918, WD 1148-2421,

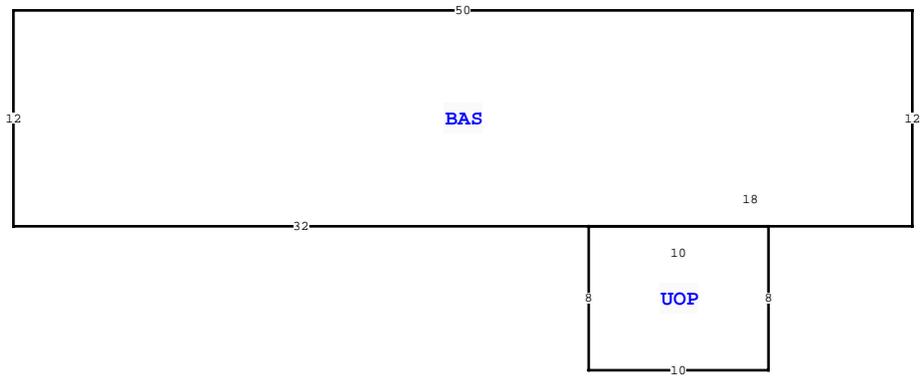
PARKS BARRY
278 SW RACCOON WAY
FORT WHITE, FL 32038

2026

30-7S-17-10068-042
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	600	100	
UOP	80	25	
TOTALS	680		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MH/NOTITLE	100%	- 2026		26,685	1970	1970	0	0	60.00	40.00
				Heated Area: 600			HX Base Yr 2026				



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		10,674
TOTAL MARKET OB/XF VALUE		8,350
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		41,524
SOH/AGL Deduction		0
ASSESSED VALUE		41,524
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,524
TOTAL JUST VALUE		41,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		37,087

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						

EXTRA FEATURES		278 SW RACCOON WAY, FORT WHITE														
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	0040	BARN, POLE	0	100	10	20			2.50	50	2003	2003	3	50	250	
2	0294	SHED WOOD/	0	100	0	0			0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0			0.00	100	2013	2013	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0			0.00	100	2017	2017	3	100	100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	

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

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	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							