

LOT 43 SASSAFRAS ACRES S/D.
835-149, 862-1618, QC 1154-1264,

MANSINGH CANDACE KARIN
314 SW RACCOON WAY
FT WHITE, FL 32038

2026

30-7S-17-10068-043


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 15,695 TOTAL LAND VALUE - MARKET 22,500 TOTAL MARKET VALUE 38,195 SOH/AGL Deduction 4,078 ASSESSED VALUE 34,117 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 34,117 TOTAL JUST VALUE 38,195 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 33,195											
DOR CODE		0700 MISC IMPROVED																				PERMIT NUM DESCRIPTION AMT ISSUED 29708 GARAGE 157 09/30/2011 14489 M H 125 09/04/1998									
MAP NUM		MKT AREA 02																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1437/1438 5/13/2021 PB U I 18 0 GRANTOR: CLERK OF COURT GRANTEE: MANSINGH CANDACE KA 1154/1264 7/09/2008 QC Q I 01 100 GRANTOR: SCHOELL GRANTEE: KARIN A STROTHER									
NEIGHBORHOOD/LOC		30717.040 1.00/																				BUILDING NOTES BUILDING DIMENSIONS									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																BLD DATE 09/23/1998 MO LGL DATE XF DATE 09/23/1998 MO LAND DATE 05/08/2026 MLU INC DATE										
EXTRA FEATURES						314 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	0294	SHED WOOD/	0	0	0	0	120.00	UT	5.00	5.00	100	1998	1998	3	100	600															
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800															
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100															
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200															
6	0001	RES MISC	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,995															
TOTALS																															
LAND DESCRIPTION																	TOTAL OB/XF 15,695														
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	0700	C	MISC RES	0		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 05/12/2026 BY SYS																															