NE1/4 OF NE1/4 OF SE1/4 EX RD R/
S 208.71 FT OF THE W 424.45 FT.

CLARK DAN L/CLARK PAULA A
403 SW BOUNTIFUL AVE
FORT WHITE, FL 32038

2025

20-5S-16-03665-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

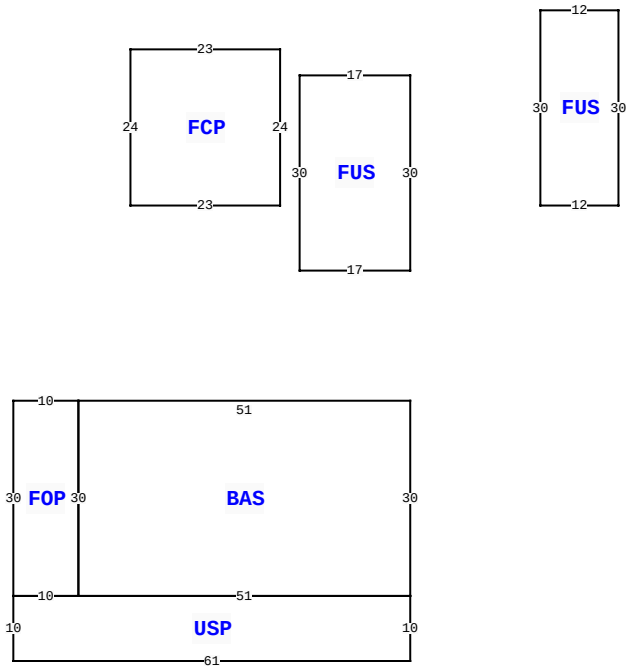
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	1,530	111,613
FCP	552	25	138	10,067
FOP	300	30	90	6,566
FUS	360	100	360	26,262
FUS	510	100	510	37,204
USP	610	35	214	15,611
TOTALS	3,862		2,842	207,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,842	106.8900	112.23	318,958	1977	1982	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 1996 Heated Area: 2400 HX Base Yr 1996



403 SW BOUNTIFUL AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,323
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		70,020
TOTAL MARKET VALUE		279,343
SOH/AGL Deduction		114,745
ASSESSED VALUE		164,598
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		64,598
TOTAL JUST VALUE		279,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/2616	8/01/2019	QC	U	V	11	100
GRANTOR: PAULA ANN CLARK						
GRANTEE: DAN L CLARK & PAULA						
1199/1876	8/06/2010	WD	Q	V	01	15,000
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: PAULA ANN CLARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 FOP= W10 S30 E10 N30$ S30 USP= W10 S10 E61 N10 W51$E51 N30$ PTR=N20 FUS= N30 W17 S30 E17$ S20$ PTR=N30 E20 FUS= E12 N30 W12 S30$ S30 W20$ PTR=N30 W20 FCP= N24 W23 S24 E23$ S30 E20$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		A-1	0.00	0.00	6.45	AC		1.00	1.00	1.00	9,000.00	9,000.00	58,050							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	11,970							

REVIEW DATE 11/05/2019 BY KR Total Acres: 7.78 Total Land Value: 70,020 Market: 0 Agricultural: 0 Common: 70,020 PRINTED 12/31/2024 BY SYS