LOT 27 BLOCK 6 UNIT 23 THREE RIV
798-678, 800-1650, 954-132, 954-

MCDANIEL BRENT/MCDANIEL APRIL
345 SW DRAKE PL
FORT WHITE, FL 32038

2026

00-00-00-01438-327

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

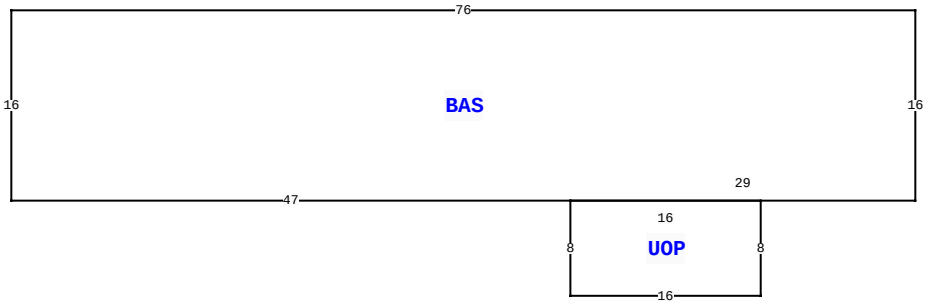
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	70,980
UOP	128	25		32	1,868
TOTALS	1,344			1,248	72,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	112.9000	106.13	132,450	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 1216 HX Base Yr 2010



345 SW DRAKE PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,848
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		99,848
SOH/AGL Deduction		57,091
ASSESSED VALUE		42,757
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,757
TOTAL JUST VALUE		99,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27737	M H	464	04/09/2009
27484	TR/TRAILER	189	11/17/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1169/2758	3/24/2009	WD	U	V	11	100
GRANTOR: RUSSELL & ELAINE MCDA						
GRANTEE: BRENT & APRIL MCDAN						
0959/0316	7/26/2002	WD	U	V	09	17,500
GRANTOR: COOK & SONS CONSTRUCT						
GRANTEE: RUSSELL & ELAINE MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E47 UOP= S8 E16 N8 W16$ E29 N16$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0200	C	MBL HM	100		A-1	151.00	190.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/07/2016 BY DF Total Acres: 0.66 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/14/2025 BY SYS