(AKA LOT 38 SPRING RUN ESTATES U
COMM NW COR OF SEC, RUN E 25 FT
LAZY OAK RD (NKA SW CENTERVILLE

CLANTON ERIC M
P O BOX 141
FORT WHITE, FL 32038-0141

2026

16-6S-16-03832-238

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

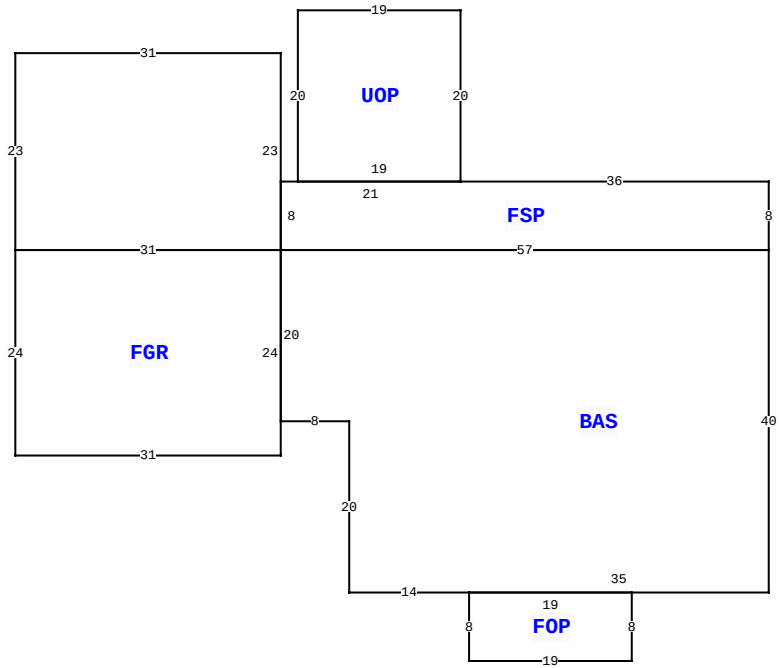
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		16616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,833	100		2,833	218,488
FGR	744	55		409	31,543
FOP	152	30		46	3,548
FSP	456	40		182	14,036
UOP	380	20		76	5,861
TOTALS	4,565			3,546	273,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,546	105.9345	118.65	420,733	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2833 HX Base Yr 2023



582 SW WHISPER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		273,476
TOTAL MARKET OB/XF VALUE		3,164
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,640
SOH/AGL Deduction		16,052
ASSESSED VALUE		315,588
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,866
TOTAL JUST VALUE		331,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10402	SFR	435	11/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1332/2041	3/09/2017	WD	Q	I	01	226,000
GRANTOR: KAREN HILLYER & KIM P						
GRANTEE: ERIC M CLANTON						
1180/0938	1/22/2008	WD	Q	I	01	100
GRANTOR: ARTHUR R OLSEN						
GRANTEE: ARTHUR R OLSEN TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S23 FGR= S24 E31 N24 W31$ E31 S20 E8 S20 E14 FOP= S8 E19 N8 W19$ E 35 N40 FSP= N8 W36 UOP= N20 W19 S20 E19$ W21 S8 E57$ W57 N23$.

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	0166	CONC,PAVMT	0	100	0	0	776.00	UT	1.50	1.50	100	1996	1996	3	100	1,164	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,164

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/27/2015 BY TW Total Acres: 5.20 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS