COMM NW COR, RUN E 459.21 FT
FOR POB, CONT E 468.90 FT, S
927.33 FT, W 468.89 FT, N

MCMANUS DERALD K JR/MCMANUS SHERON S
267 SW DEVON PL
FT WHITE, FL 32038

2026

19-7S-17-10025-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

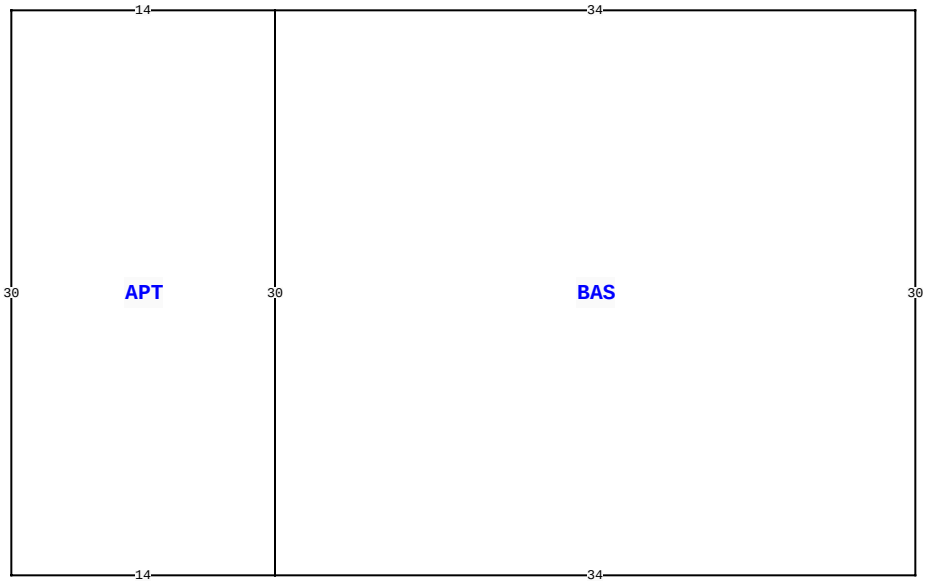
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	420	100		420	12,077
BAS	1,020	100		1,020	29,330
TOTALS	1,440			1,440	41,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,440	90.0000	40.50	58,320	2002	2002	0	0	0	29.00	71.00

2 SERVGARAGE 0% - 1998 Heated Area: 1440 HX Base Yr 1998



267 SW DEVON PL, FORT WHITE

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		284,516
TOTAL MARKET OB/XF VALUE		7,096
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		323,322
SOH/AGL Deduction		88,764
ASSESSED VALUE		234,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,836
TOTAL JUST VALUE		386,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,994

SALE:2:1: 10.01 ACRES
SALE:1:1: 1994 DBL WIDE INCL
XFOB:1:1: FLEETWOOD/HICKORY HILL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21359	SFR	642	12/17/2003
17254	GARAGE	175	07/28/2000
7918	M H	100	12/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0835/0226	1/25/1997	WD	Q	I		65,000
GRANTOR: WHITAKER						
GRANTEE: DERALD K & SHERON S						
0782/0499	11/01/1993	WD	Q	V		25,900
GRANTOR: HILLARY WELLBORN						
GRANTEE: TRAVIS WHITAKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 APT= W14 S30 E14 N30$ S30 E34 N30$.

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	0294	SHED WOOD/	0	100	10	12	120.00	UT	5.00	5.00	100	2000	2000	3	100	600	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	5.50	5.50	100	2000	2000	3	100	1,584	
3	0040	BARN,POLE	0	100	10	14	140.00	UT	2.00	2.00	100	2000	2000	3	100	280	
4	0166	CONC,PAVMT	0	0	24	34	816.00	UT	2.00	2.00	100	2002	2002	3	100	1,632	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
6	0166	CONC,PAVMT	0	100	0	0	800.00	UT	2.00	2.00	100	2004	2004	3	100	1,600	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,096

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	2.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,095							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
3	5500	A	TIMBER 2	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500							

REVIEW DATE 12/19/2017 BY BC Total Acres: 10.01 Total Land Value: 31,710 Market: 66,500 Agricultural: 3,115 Common: 28,595 PRINTED 11/07/2025 BY SYS

COMM NW COR, RUN E 459.21 FT
FOR POB, CONT E 468.90 FT, S
927.33 FT, W 468.89 FT, N

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FT WHITE, FL 32038

2026

19-7S-17-10025-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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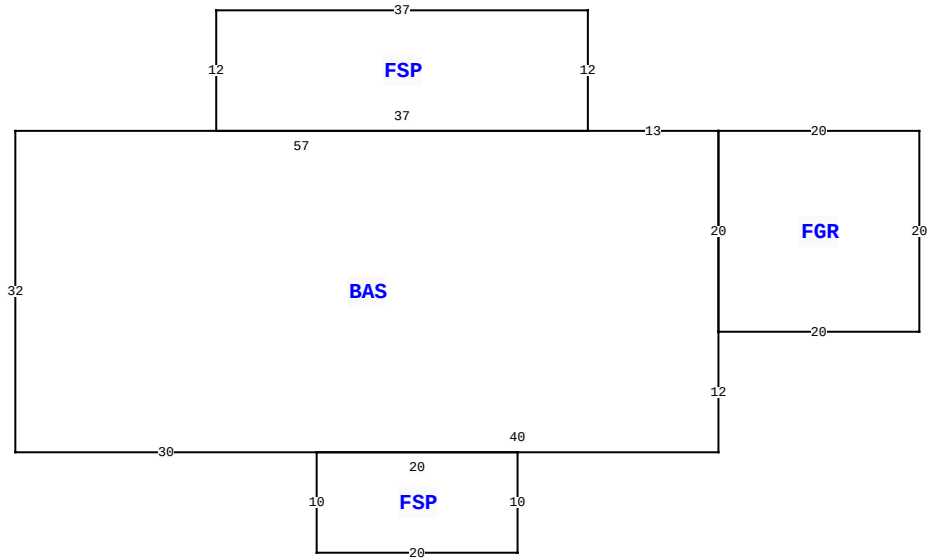
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100		2,240	200,354
FGR	400	55		220	19,678
FSP	200	40		80	7,155
FSP	444	40		178	15,921
TOTALS	3,284			2,718	243,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,718	108.2880	121.28	329,639	2004	2004	0	0	0	26.25	73.75

3 SINGLE FAM 100% - 1998 Heated Area: 2240 HX Base Yr 1998



267 SW DEVON PL, FORT WHITE

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XF DATE		LAND DATE	04/07/2025 MLU
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0782/0499	11/01/1993	WD	Q	V		25,900
GRANTOR: HILLARY WELLBORN						
GRANTEE: TRAVIS WHITAKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N12 W37 S12 E37$ W57 S32 E30 FSP= S10 E20 N10 W20$ E40 N12 FGR= E20 N20 W20 S20$ N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/19/2017 BY BC Total Acres: 10.01 Total Land Value: 31,710 Market: 66,500 Agricultural: 3,115 Common: 28,595 PRINTED 11/07/2025 BY SYS