COMM NE COR SEC 24-7S-16, RUN S
POB, RUN E 715.97 FT, S 571.82 F
DEG W 740.37 FT, N 627.18 FT TO

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

2026

19-7S-17-10025-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

308 SW DEVON PL, 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	0
TOTAL MARKET OB/XF VALUE	20,524
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	34,124
SOH/AGL Deduction	0
ASSESSED VALUE	34,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,124
TOTAL JUST VALUE	115,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,619

SALE:1:1: TRACT 5 LYN-DEE DAIRY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11012	M H	125	11/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0789/1013	4/15/1994	WD	Q	V		25,900

GRANTOR: WALTER H & HILLARY H

GRANTEE: DERALD K & SHERON S

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0040	BARN,POLE	0	0	30	36	1,080.00	UT	3.00	3.00	100	2008	2008	3	100	3,240	
4	0297	SHED CONCR	0	0	24	26	624.00	UT	16.00	16.00	100	2008	2008	3	100	9,984	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 20,524

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 12/19/2017 BY BC Total Acres: 10.01 Total Land Value: 13,600 Market: 85,500 Agricultural: 4,005 Common: 9,595 PRINTED 11/06/2025 BY SYS