COMM SW COR, RUN E 85 FT, N 356.
ON A CUL-DE-SAC ON S END OF BUCK
CONT N ALONG C/L 15 FT FOR POB,

MCCORMICK VANESSA
623 SW BUCK CT
FORT WHITE, FL 32038

2026

20-7S-17-10027-129

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

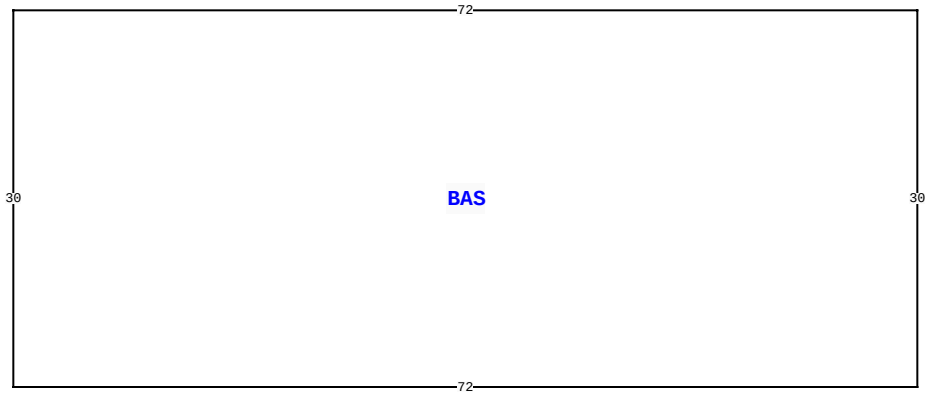
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 20717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	194,268
TOTALS	2,160			2,160	194,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,160	113.9000	107.07	231,271	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2020 Heated Area: 2160 HX Base Yr 2020



623 SW BUCK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,268
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		251,368
SOH/AGL Deduction		94,845
ASSESSED VALUE		156,523
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,801
TOTAL JUST VALUE		251,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36100	M H	719	12/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1347/1450	10/30/2017	WD	Q	V	01	35,000
GRANTOR: SHARON J FLACK INDIV						
GRANTEE: VANESSA MCCORMICK						
1333/1368	3/22/2017	WD	U	V	11	100
GRANTOR: SHARON J FLACK						
GRANTEE: SHARON J FLACK TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S30 E72 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	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 7,000

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			0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 01/08/2018 BY JS Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 09/22/2025 BY SYS