

W1/2 OF NE1/4 OF NW1/4.

332-435, 438, 692-591, 789-2048,

CERTAIN SCOTT J  
622 SW CLAYTON LN  
FORT WHITE, FL 32038

2026

23-7S-16-04298-003



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 14 | PREFIN MT 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                 |    | 5 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 01 | NONE 100       |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 02 | 02 100         |
| Kitchen Adjus            | 01 | 01 100         |

|          |      |             |
|----------|------|-------------|
| Quality  | 03   | 03          |
| DOR CODE | 5000 | IMPROVED AG |

|                  |          |          |    |
|------------------|----------|----------|----|
| MAP NUM          |          | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 23716.00 | 1.00/    |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 698              | 100         |      | 698          | 47,253               |
| BAS       | 1,344            | 100         |      | 1,344        | 90,986               |
| UOP       | 128              | 20          |      | 26           | 1,760                |
| UOP       | 440              | 20          |      | 88           | 5,957                |
| TOTALS    | 2,610            |             |      | 2,156        | 145,956              |

| EXTRA FEATURES |            |             |     |     |    |    |       |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|-------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0294       | SHED WOOD/  | 0   | 100 | 12 | 16 | 1.00  | UT | 0.00     | 0.00           |       |
| 2              | 0294       | SHED WOOD/  | 0   | 100 | 8  | 8  | 1.00  | UT | 0.00     | 0.00           |       |
| 3              | 9945       | Well/Sept   | 0   | 100 | 0  | 0  | 1.00  | UT | 7,000.00 | 7,000.00       |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 2.00        | AC        |        |
| 2                | 5600     | A   | TIMBER 3             | 0   |     | A-1      | 0.00  | 0.00  | 7.00        | AC        |        |
| 3                | 5200     | A   | CROPLAND 2           | 0   |     | A-1      | 0.00  | 0.00  | 11.00       | AC        |        |
| 4                | 9910     | M   | MKT. VAL. AG         | 0   |     | A-1      | 0.00  | 0.00  | 18.00       | AC        |        |

| MARKET ADJUSTMENTS                                                                          |     |           |             |                |                |      |      |      |      |      |        |       |  |
|---------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                                                                        | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0100                                                                                        | 01  | 2,156     | 92.9880     | 104.15         | 224,547        | 1975 | 1975 | 0    | 0    | 0    | 35.00  | 65.00 |  |
| 1 SINGLE FAM 100% - 2014 Heated Area: 2042 HX Base Yr 2014                                  |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                                                                                             |     |           |             |                |                |      |      |      |      |      |        |       |  |
| 622 SW CLAYTON LN, FORT WHITE                                                               |     |           |             |                |                |      |      |      |      |      |        |       |  |
| BLD DATE:      LGL DATE:      04/08/2025      MLU<br>XF DATE:      LAND DATE:      AG DATE: |     |           |             |                |                |      |      |      |      |      |        |       |  |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 3              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 145,956   |   |
| TOTAL MARKET OB/XF VALUE  |  | 7,650     |   |
| TOTAL LAND VALUE - MARKET |  | 180,000   |   |
| TOTAL MARKET VALUE        |  | 177,643   |   |
| SOH/AGL Deduction         |  | 94,110    |   |
| ASSESSED VALUE            |  | 83,533    |   |
| TOTAL EXEMPTION VALUE     |  | 50,722    |   |
| BASE TAXABLE VALUE        |  | 32,811    |   |
| TOTAL JUST VALUE          |  | 333,606   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 333,606   |   |

SALE:2:1: SEE ORB 940-2690 THRU 2703  
SALE:1:1: 19.55 ACRES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 16887      | M H         | 125 | 04/24/2000 |
|            |             |     |            |
|            |             |     |            |
|            |             |     |            |
|            |             |     |            |
|            |             |     |            |
|            |             |     |            |

| SALES DATA                  |            |           |     |     |        |            |  |
|-----------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number           | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1260/1809                   | 8/29/2013  | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: LEEANN O'BIER      |            |           |     |     |        |            |  |
| GRANTEE: SCOTT J CERTAIN    |            |           |     |     |        |            |  |
| 1159/1404                   | 10/02/2008 | QC        | Q   | I   | 03     | 100        |  |
| GRANTOR: CAROL S WILLIAMS   |            |           |     |     |        |            |  |
| GRANTEE: CAROL S WILLIAMS & |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W44 S24 E15 UOP= S8 E16N8 W16\$ E41 BAS= E17 N34 W29 S10 E12 S24\$ N24 W12 UOP= N10 W44 S10 E44\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
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