W1/2 OF N1/2 OF E1/2 OF NW1/4 OF

854-2428, 856-1308, WD 1011-1767

FIORENTINO AMIR J/FIORENTINO PATRICIA L
538 SW CLAYTON LN
FORT WHITE, FL 32038

2026

23-7S-16-04298-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

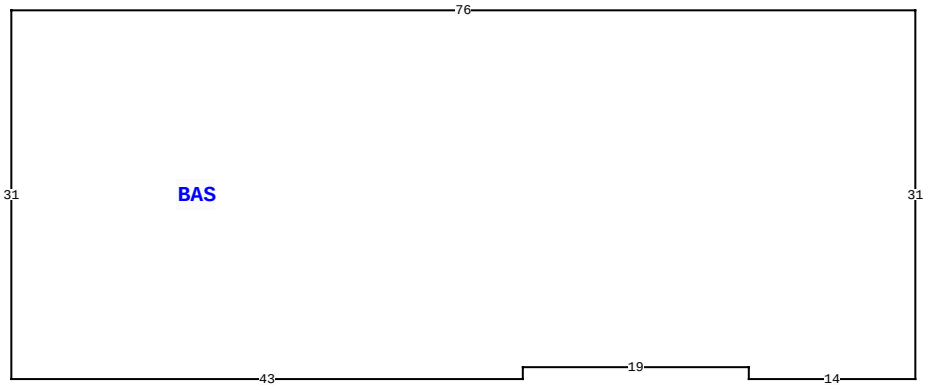
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,337	100		2,337	137,623
TOTALS	2,337			2,337	137,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,337	113.9000	107.07	250,223	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 2337 HX Base Yr 2005



538 SW CLAYTON LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,623
TOTAL MARKET OB/XF VALUE		12,480
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		200,203
SOH/AGL Deduction		93,593
ASSESSED VALUE		106,610
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,888
TOTAL JUST VALUE		200,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,203

SALE:2:1: 10.02 AC

SALE:1:1: 5.01 AC

LAND:1:1: SPLIT FROM RE# 04298-004

PRMT:1:1: FASE/5 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041739	Roof Replacement	11,289	04/14/2021
21819	M H	357	04/30/2004
17375	M H	125	08/28/2000
14502	M H	125	09/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1011/1767	3/30/2004	WD	Q	V		35,900
GRANTOR:MARK P SULLIVAN						
GRANTEE:AMIR J FIORENTINO						
0856/1308	3/07/1998	WD	Q	V	01	100
GRANTOR:MARK P & NANCY J SULL						
GRANTEE:MARK P SULLIVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E43 N1 E19 S1 E14 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
6	0296	SHED METAL	0	100	12	24	288.00	UT	10.00	10.00	100	2010	2010	3	100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 12,480

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 06/21/2021 BY JS Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/19/2025 BY SYS