(AKA LOT 3 CUMORAH HILLS S/D UNR
COMM SE COR, RUN N 841.86 FT FOR
539.10 FT TO E R/W OF 60 FT EASE

ROBERT DONALD JR/ROBERT MARIELLE C
439 SW CLIFFORD DR
FORT WHITE, FL 32038

**2025**

**24-6S-16-03934-103**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

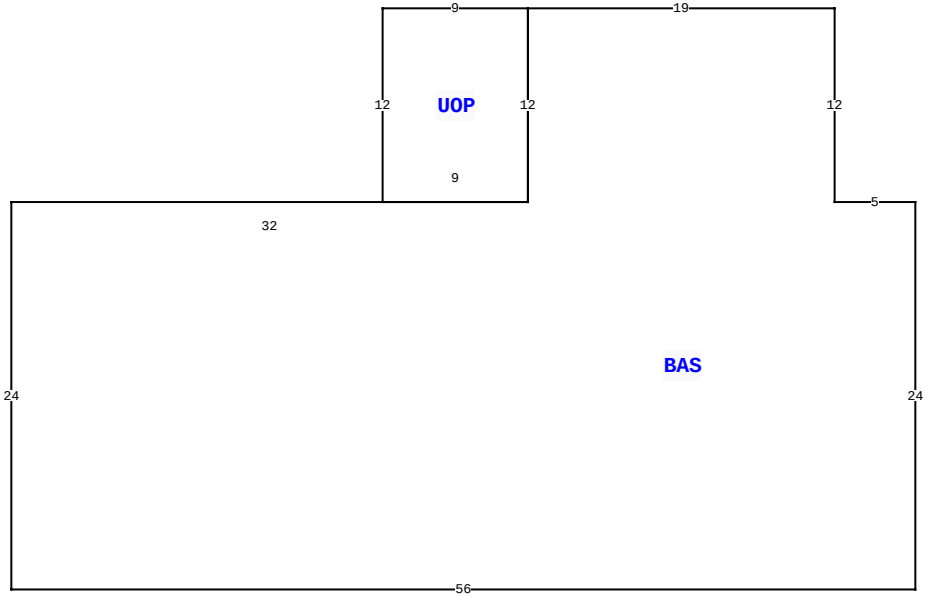
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| 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 | 24616.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,572 | 100 | | 1,572 | 92,573 |
| UOP | 108 | 25 | | 27 | 1,590 |
| TOTALS | 1,680 | | | 1,599 | 94,163 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,599 | 113.9000 | 107.07 | 171,205 | 1997 | 1997 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 – 33% - 2023 Heated Area: 1572 HX Base Yr 2004




439 SW CLIFFORD DR, 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 | | 94,163 |
| TOTAL MARKET OB/XF VALUE | | 9,400 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 158,563 |
| SOH/AGL Deduction | | 8,832 |
| ASSESSED VALUE | | 149,731 |
| TOTAL EXEMPTION VALUE | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 124,731 |
| TOTAL JUST VALUE | | 158,563 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 146,545 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1465/1046 | 4/21/2022 | QC | U | I | 11 | 100 |
| GRANTOR: ROBERT DONALD P | | | | | | |
| GRANTEE: ROBERT DONALD P | | | | | | |
| 0995/2618 | 5/04/2003 | QC | Q | I | 01 | 11,400 |
| GRANTOR: DONALD P & MARIELLE C | | | | | | |
| GRANTEE: DONALD P JR, DONALD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W5 N12 W19 UOP= W9 S12 E9 N12$ S12 W32 S24 E56 N24$.

## 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 | 33 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2010 | 2010 | 3 | 100 | 1,200 | |
| 2 | 0255 | MBL HOME S | 0 | 33 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 500 | |
| 3 | 0080 | DECKING | 0 | 33 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 200 | |
| 4 | 9945 | Well/Sept | 0 | 33 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0261 | PRCH, UOP | 0 | 33 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |
| 6 | 0261 | PRCH, UOP | 0 | 33 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,400

| 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 | 33 | | 00 | 0.00 | 0.00 | 0.50 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 27,500 | | | | | | | |
| 2 | 0000 | C | VAC RES | 33 | | 00 | 0.00 | 0.00 | 0.50 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 27,500 | | | | | | | |

REVIEW DATE 06/09/2015 BY DF Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/20/2025 BY SYS