(AKA LOT 18 CUMORAH HILLS S/D UN
COMM SW COR OF SE1/4, RUN N 1917
NE 339.54 FT, E 1558.51 FT FOR P

DAY DANIEL ADAM/DAY JACLYN ROI
284 SW CLIFFORD DR
FORT WHITE, FL 32038

2026

24-6S-16-03934-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

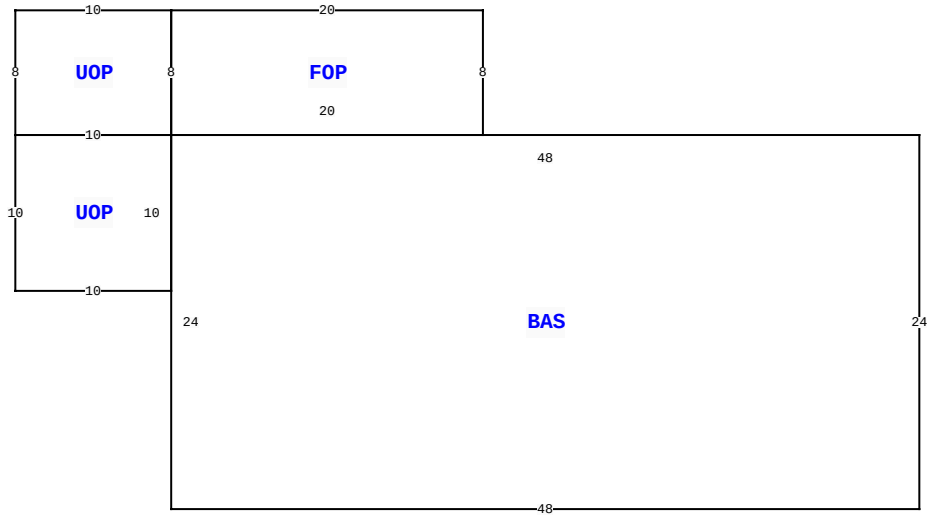
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,152	100		1,152	32,597
FOP	160	35		56	1,584
UOP	80	25		20	566
UOP	100	25		25	708
TOTALS	1,492			1,253	35,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,253	117.9000	70.74	88,637	1990	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1152 HX Base Yr 2021



284 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		35,455
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		98,155
SOH/AGL Deduction		50,822
ASSESSED VALUE		47,333
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,333
TOTAL JUST VALUE		98,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,155

SALE:2:1: 5.01 AC CUMORAH HILLS WITH WELL & SEPTIC

LAND:1:1: 5.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0249	5/18/2020	WD	U	I	11	100
GRANTOR: ANTHONY A & KAY MARIE						
GRANTEE: DANIEL ADAM & JACLY						
1289/2457	2/24/2015	WD	Q	I	01	52,000
GRANTOR: WILLIAM F DAVIS JR						
GRANTEE: ANTHONY A & KAY MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W10 S10 E10 N10$ UOP= W10 N8 E10 FOP= E20 S8 W20 N8$ S8$ S24 E48 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1995	1995	3	100	400	
3	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 7,700

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/09/2015 BY DF Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS