LOT 15 TUSTENUGGEE ACRES UNIT 1.
405-453, 837-785, QC 1461-213,

MCCLAIN JOHN E/MCCLAIN BOBBY LEE
885 SW ELIM CHURCH RD
FORT WHITE, FL 32038

**2026**

**30-6S-17-09814-017**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

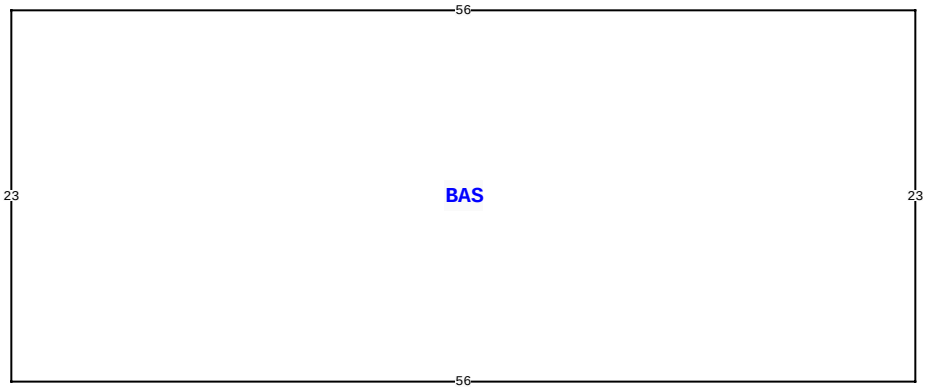
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| 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 | 02 | 02 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 30617.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,288 | 100 | | 1,288 | 23,885 |
| TOTALS | 1,288 | | | 1,288 | 23,885 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,288 | 77.2650 | 46.36 | 59,712 | 1991 | 1991 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 0% - 2024 Heated Area: 1288 HX Base Yr 2023




881 SW ELIM CHURCH RD, 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 | | 56,262 |
| TOTAL MARKET OB/XF VALUE | | 8,100 |
| TOTAL LAND VALUE - MARKET | | 98,325 |
| TOTAL MARKET VALUE | | 85,700 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 85,700 |
| TOTAL EXEMPTION VALUE | HX HB | 27,315 |
| BASE TAXABLE VALUE | | 58,385 |
| TOTAL JUST VALUE | | 162,687 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 165,442 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1461/213 | 3/04/2022 | QC | U | I | 11 | 100 |
| GRANTOR: MCCLAIN GEORGE G JR | | | | | | |
| GRANTEE: MCCLAIN JOHN E | | | | | | |
| 0837/0785 | 3/31/1997 | WD | Q | I | 02 | 0 |
| GRANTOR: GEORGE MCCLAIN SR | | | | | | |
| GRANTEE: GEORGE MCCLAIN JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S23 E56 N23$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 6 | 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 8,100

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,500 | | | | | | | |
| 2 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,500 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 8.35 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,338 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 8.35 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 79,325 | | | | | | | |

REVIEW DATE 10/19/2017 BY DF Total Acres: 10.35 Total Land Value: 21,338 Market: 79,325 Agricultural: 2,338 Common: 19,000 PRINTED 10/03/2025 BY SYS

LOT 15 TUSTENUGGEE ACRES UNIT 1.
405-453, 837-785, QC 1461-213,

MCCLAIN JOHN E/MCCLAIN BOBBY LEE
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**2026**

**30-6S-17-09814-017**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

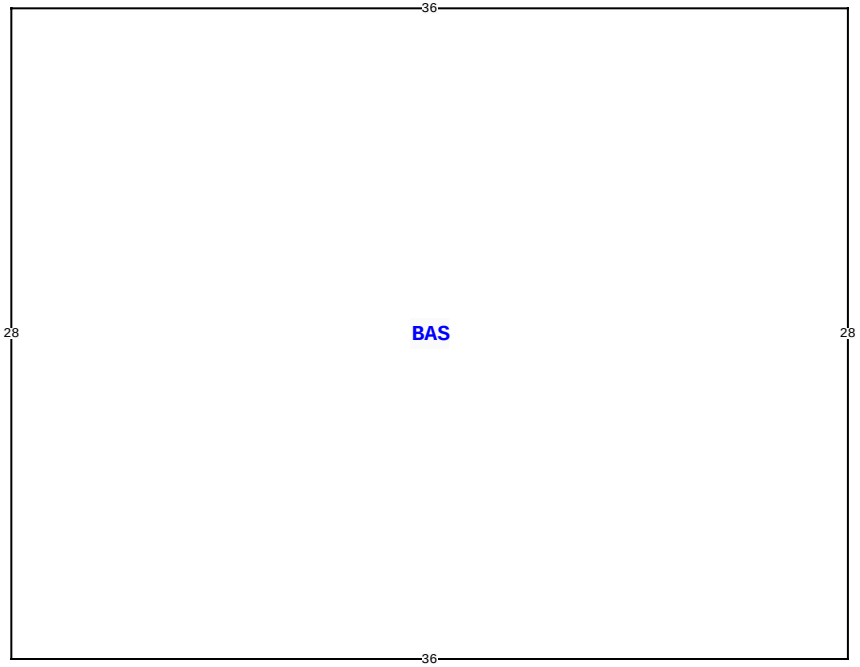
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 30617.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,008 | 100 | | 1,008 | 32,377 |
| TOTALS | 1,008 | | | 1,008 | 32,377 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,008 | 113.9000 | 68.34 | 68,887 | 1995 | 2005 | 0 | 0 | 0 | 53.00 | 47.00 |

3 MOBILE HME 100% - 2024 Heated Area: 1008 HX Base Yr 2023




881 SW ELIM CHURCH RD, FORT WHITE

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| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
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| ASSESSED VALUE | | 85,700 |
| TOTAL EXEMPTION VALUE | HX HB | 27,315 |
| BASE TAXABLE VALUE | | 58,385 |
| TOTAL JUST VALUE | | 162,687 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 165,442 |

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|---|---|---|---|
| | | | |

### SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: MCCLAIN GEORGE G JR | | | | | | |
| GRANTEE: MCCLAIN JOHN E | | | | | | |
| 0837/0785 | 3/31/1997 | WD | Q | I | 02 | 0 |
| GRANTOR: GEORGE MCCLAIN SR | | | | | | |
| GRANTEE: GEORGE MCCLAIN JR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W36 S28 E36 N28$.

### EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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