BEGIN SW COR RUN E ALONG SOUTH L
TO W LINE OF SANTA FE RIVER PLAN
RUN N ALONG SAID WEST LINE 1755

MCLEOD ADAM/MCLEOD KIMBERLEE ANNE
751 SW JACOB CT
FORT WHITE, FL 32038

2026

30-7S-17-10069-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

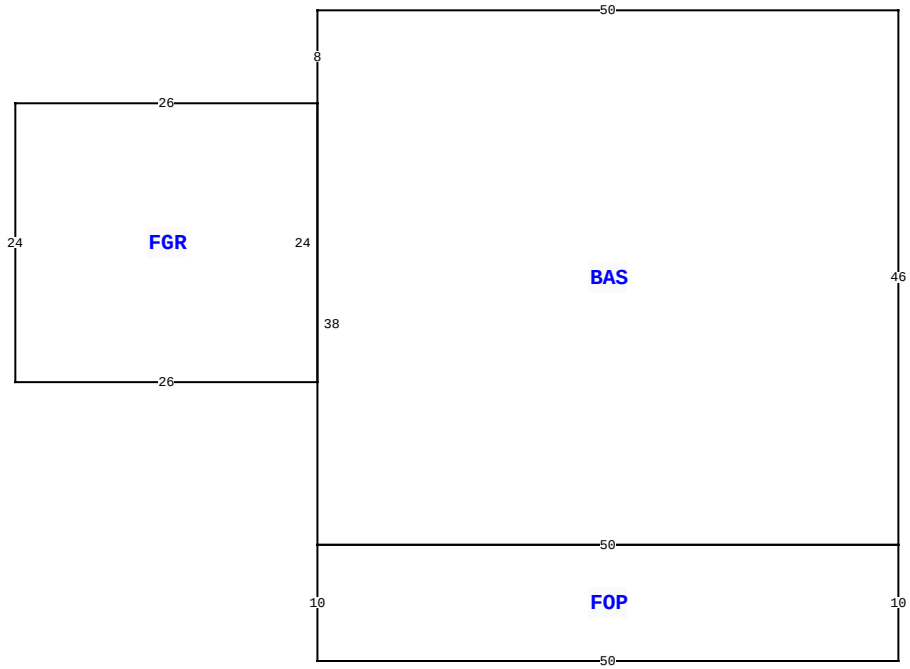
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100		2,300	265,642
FGR	624	55		343	39,615
FOP	500	30		150	17,325
TOTALS	3,424			2,793	322,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,793	110.8800	124.19	346,863	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2300 HX Base Yr 2019



751 SW JACOB CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		322,583
TOTAL MARKET OB/XF VALUE		18,960
TOTAL LAND VALUE - MARKET		270,360
TOTAL MARKET VALUE		362,615
SOH/AGL Deduction		95,262
ASSESSED VALUE		267,353
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,631
TOTAL JUST VALUE		611,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053703	Generator		07/29/2025
000052116	Additions	75,000	01/21/2025
36616	SFR	1,171	04/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1336/2248	5/04/2017	QC	U	V	11	100
GRANTOR: DONNA K FRANKENHAUSER						
GRANTEE: ADAM & KIMBERLEE MC						
1331/0889	2/02/2017	QC	U	V	11	100
GRANTOR: DONNA K FRANKENHAUSER						
GRANTEE: ADAM & KIMBERLEE MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S8 FGR= W26 S24 E26 N24$ S38 FOP= S10 E50 N10 W50$ E50 N46$.

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	1,040.00	UT	2.00	2.00	100	2018	2018	3	100	2,080	
2	0040	BARN,POLE	0	100	56	80	4,480.00	UT	3.50	3.50	100	2018	2018	3	100	15,680	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 18,960

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	29.16	AC		1.00	1.00	1.00	281.00	281.00	8,194							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	29.92	AC		1.00	1.00	1.00	280.00	280.00	8,378							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	59.08	AC		1.00	1.00	1.00	4,500.00	4,500.00	265,860							

REVIEW DATE 01/30/2019 BY JH Total Acres: 60.08 Total Land Value: 21,072 Market: 265,860 Agricultural: 16,572 Common: 4,500 PRINTED 10/31/2025 BY SYS