

LOT 5 MCCLINTON FARM S/D.
781-464, 827-1769, 913-1709, DC

CASWELL JAMES BURTON
309 SW ATLANTIS PL
FORT WHITE, FL 32038-3101

2026

32-6S-17-09827-005
[Barcode]

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	15,456
BAS	1,644	100		1,644	132,346
FEP	90	80		72	5,796
FGR	506	55		278	22,380
FOP	48	30		14	1,127
TOTALS	2,480			2,200	177,106

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0200	GARAGE F	0	100	0	0	1.00	UT	0.00
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	5.05

MARKET ADJUSTMENTS

TYPE 0100 MDL 01 EFF. AREA 2,200 TOT ADJ PTS 110.5800 EFF. BASE RATE 123.85 REPL. COST NEW 272,470 AYB 1989 EYB 1989 ECON 0 FNCT 0 NORM 0 35.00 % COND 65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1836 HX Base Yr 2019

Diagram showing building layout with dimensions: 16, 4, 12, 12, 16, 4, 26, 37, 29, 10, 34, 13, 22, 23, 9, 10, 9, 10.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/14/2024 MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0200	GARAGE F	0	100	0	0	1.00	UT	0.00
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 3								Tax Dist:	
BUILDING MARKET VALUE								177,106	
TOTAL MARKET OB/XF VALUE								7,200	
TOTAL LAND VALUE - MARKET								50,500	
TOTAL MARKET VALUE								234,806	
SOH/AGL Deduction								67,637	
ASSESSED VALUE								167,169	
TOTAL EXEMPTION VALUE								HX HB 50,722	
BASE TAXABLE VALUE								116,447	
TOTAL JUST VALUE								234,806	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								234,806	

SALE:2:1: LOT 5 MCCLINTON FARMS			
SALE:1:1: LOT 5 MCCLINTON FARMS S/D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049297	Roof Replacement	3,727	02/27/2024
000049298	Roof Replacement	15,368	02/27/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1380/1558	2/28/2019	QC	P	I	98	100	
GRANTOR: ROBERT SCOTT LOHR							
GRANTEE: ROBERT A STAFFORD							
1380/1560	12/05/2018	PR	P	I	98	100	
GRANTOR: ROBERT A STAFFORD AS							
GRANTEE: ROBERT A STAFFORD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W26 FOP= N12 W4 S12 E4\$ W4 BAS= N12 W16 S12 E16 \$ W37 S29 E10 FEP= S9E10N9 W10\$ E34 FGR= S9 E23 N22 W23 S13\$ N13 E23 N16\$.									