LOT 9 MCCLINTON FARM S/D, EX 1 A
894-928.

STACY IRENE ROSE/STACY NICHOLAS JAMES
633 SW BANGOR WAY
FORT WHITE, FL 32038

2026

32-6S-17-09827-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

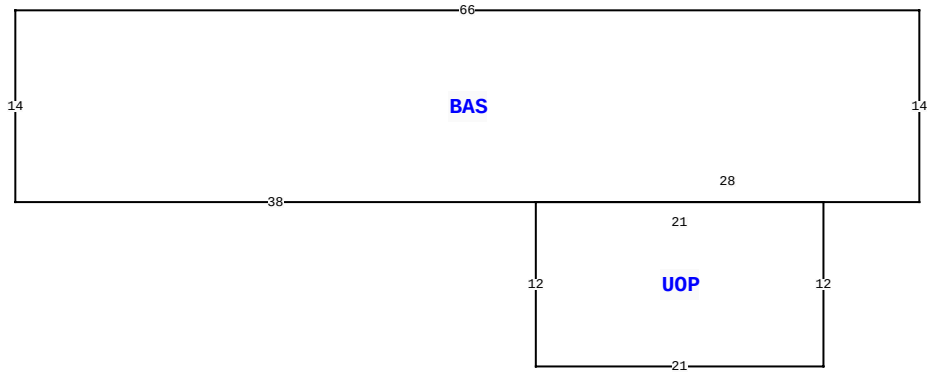
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32617.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	16,868
UOP	252	25		63	1,150
TOTALS	1,176			987	18,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	987	76.0590	45.64	45,047	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 924 HX Base Yr 2024



633 SW BANGOR WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		18,019
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		36,100
TOTAL MARKET VALUE		62,219
SOH/AGL Deduction		57
ASSESSED VALUE		62,162
TOTAL EXEMPTION VALUE	HX HB	37,162
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		62,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,219

XFOB:2:1: SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16062	M H	125	09/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/1790	11/14/2019	LE	U	I	14	100
GRANTOR: LORNA JEANNE STACY (E						
GRANTEE: IRENE ROSE STACY &						
0576/0459	10/01/1985	WD	Q	V	01	16,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E38 UOP= S12 E21 N12 W21$ E28 N14$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	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	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

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	0102	C	SFR/MH	100		00	0.00	0.00	3.61	AC		1.00	1.00	1.00	10,000.00	10,000.00	36,100							

REVIEW DATE 10/31/2017 BY DF Total Acres: 3.61 Total Land Value: 36,100 Market: 0 Agricultural: 0 Common: 36,100 PRINTED 10/10/2025 BY SYS