LOT 19 MCCLINTON FARM S/D.
436-149, DC 729-469, 729-471, QC

GRIFFITHS ALLEN MARTIN
482 SW BANGOR WAY
FORT WHITE, FL 32038

2026

32-6S-17-09827-019

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 70
Interior Floo	08	SHT VINYL 30
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
Quality	05	05

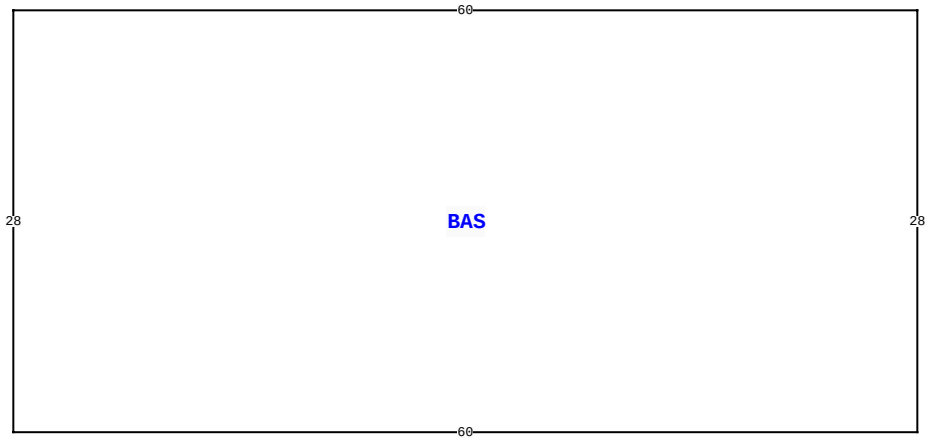
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32617.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	98,757
TOTALS	1,680			1,680	98,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,680	113.7000	106.88	179,558	1986	1986	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1680 HX Base Yr 2016



482 SW BANGOR WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,757
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		148,757
SOH/AGL Deduction		91,747
ASSESSED VALUE		57,010
TOTAL EXEMPTION VALUE	13 HX HB WR	57,010
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		148,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32872	M H	563	04/16/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1289/2255	2/17/2015	WD	Q	V	03	20,000
GRANTOR: MARY O MAGAZINE						
GRANTEE: ALLEN MARTIN GRIFFI						
1190/1954	5/01/2009	QC	U	V	11	100
GRANTOR: LINDA THOMAS						
GRANTEE: MARY O MAGAZINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E60 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 10/31/2017 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/10/2025 BY SYS