LOTS 21 & 22 MCCLINTON FARM S/D.
405-382, 456-643, 691-450, DC 84

DANIEL WILLIAM EDWARD
622 SW BANGOR WAY
FORT WHITE, FL 32038

2026

32-6S-17-09827-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

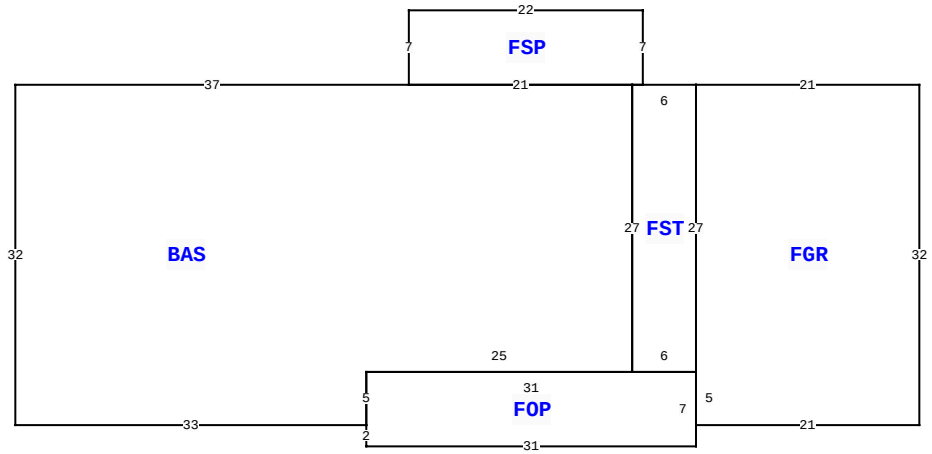
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,731	100		1,731	149,128
FGR	672	55		370	31,876
FOP	217	30		65	5,600
FSP	154	40		62	5,341
FST	162	55		89	7,667
TOTALS	2,936			2,317	199,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,317	118.3400	132.54	307,095	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1731 HX Base Yr 2007



622 SW BANGOR WAY, 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		199,612
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		90,250
TOTAL MARKET VALUE		292,662
SOH/AGL Deduction		132,468
ASSESSED VALUE		160,194
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,472
TOTAL JUST VALUE		292,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1089/2177	7/14/2006	QC	Q	I	01	100
GRANTOR: EMORY DAVID DANIEL						
GRANTEE: WILLIAM EDWARD DANI						
0394/0235	12/01/1976	03	Q	V		8,995
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S32 E33 FOP= S2 E31 N7W31 S5$ N5 E25 FST= E6FGR= S5 E21 N32 W21 S27$ N27W6 S27$ N27 FSP= E1 N7 W22 S7 E21$ W21$.

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	1978	1978	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1978	1978	3	100	1,200	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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		00	0.00	0.00	9.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	90,250							

REVIEW DATE 10/31/2017 BY DF Total Acres: 9.50 Total Land Value: 90,250 Market: 0 Agricultural: 0 Common: 90,250 PRINTED 10/10/2025 BY SYS