

THE W 3.15 AC OF LOT 11 MCCLINTO
889-776, 964-1563, LE 1512-1790,

KNOPP SUSAN M/THOMAS JACK B II
614 SW ATLANTIS PLACE
FORT WHITE, FL 32038

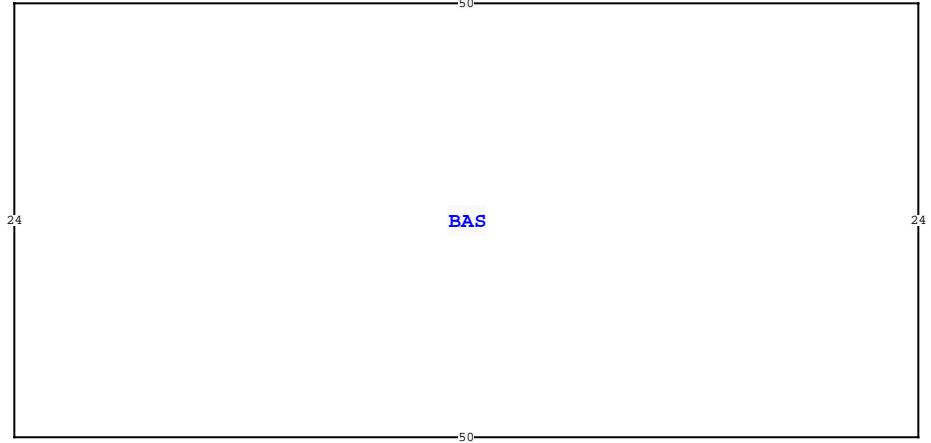
2025

32-6S-17-09827-024



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MKT AREA		02		
32617.010	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	29,059
TOTALS	1,200			1,200	29,059

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,200	100.9000	60.54	72,648	1978	1988	0	0	60.00	40.00
1 MOBILE HME - 100% - 2003										Heated Area: 1200	HX Base Yr 2003



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		29,059	
TOTAL MARKET OB/XF VALUE		10,550	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		71,109	
SOH/AGL Deduction		30,728	
ASSESSED VALUE		40,381	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		15,381	
TOTAL JUST VALUE		71,109	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,360	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1790	4/10/2024	LE	U	I	14	100
GRANTOR: KNOPP SUSAN M						
GRANTEE: KNOPP SUSAN M (ENH						
0964/1563	10/07/2002	WD	Q	I		54,900
GRANTOR: MARKEY						
GRANTEE: KNOPP & THOAMS						

EXTRA FEATURES																
L N	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	0	0	0.00	100	1993	1993	3	100	2,000	
2	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	100	0	0	0	0	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	0	0	0.00	100	2013	2013	3	100	50	
5	0040	BARN,POLE	0	100	0	0	0	0	0.00	100	2013	2013	3	100	600	
6	0070	CARPORT UF	0	100	0	0	0	0	0.00	100	2013	2013	3	100	100	

TOTAL OB/XF										10,550						
614 SW ATLANTIS PL, FORT WHITE										BLD DATE		LGL DATE	05/14/2024	MLU		
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W50 S24 E50 N24\$.									

LAND DESCRIPTION										TOTAL OB/XF										10,550				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	3.15	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,500							