

S1/2 OF NE1/4 OF NW1/4 LYING S 0
& W OF AN UNNAMED GRADED RD IN
SW1/4 OF NW1/4 OF NE1/4 LYING N

FORFA PAWEL ANDRZEJ/DABEK BARBARA MARIA
882 SW MCCLINTON DR
FORT WHITE, FL 32038

2026

32-6S-17-09828-000



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	32617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	152,526
TOTALS	2,356			2,356	152,526

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100		A-1	0.00	0.00	9.39	AC	
2	6200	A	PASTURE 3	0			0.00	0.00	11.50	AC	
3	5600	A	TIMBER 3	100					13.00	AC	
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	24.50	AC	

REVIEW DATE 06/09/2023 BY ME

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,356	112.9000	106.13	250,042	2009	2009	0	0	0	39.00	61.00	
2 MANUF 1 100% - 2024 Heated Area: 2356 HX Base Yr 2024													
31 BAS 31													

882 SW MCCLINTON DR, FORT WHITE	BLD DATE	LGL DATE	03/28/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
14,900													

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14,900													

Total Acres: 33.89 Total Land Value: 39,738 Market: 85,750 Agricultural: 6,873 Common: 32,865

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													3

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		152,526
TOTAL MARKET OB/XF VALUE		14,900
TOTAL LAND VALUE - MARKET		118,615
TOTAL MARKET VALUE		207,164
SOH/AGL Deduction		0
ASSESSED VALUE		207,164
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		156,442
TOTAL JUST VALUE		286,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,042

XFOB:4:1: OLD SW MH
BLDG:1:1: PALM MH
XFOB:1:1: VINDALE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27584	M H	375	01/21/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1488/858	4/11/2023	WD	Q	I	01	375,000	
GRANTOR: WAGONER KIRK							
GRANTEE: FORFA PAWEL ANDRZEJ							
1487/1227	3/31/2023	PB	U	I	18	0	
GRANTOR: CLERK OF COURT (ESTAT							
GRANTEE: WAGONER KIRK							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W76 S31 E76 N31\$.													

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