SE1/4 OF SE1/4 OF NW1/4

378-748, DC 1279-1112, WD 1294-2

JEFFCOAT JOHN D
1176 SW MCCLINTON DR
FORT WHITE, FL 32038

2026

32-6S-17-09828-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

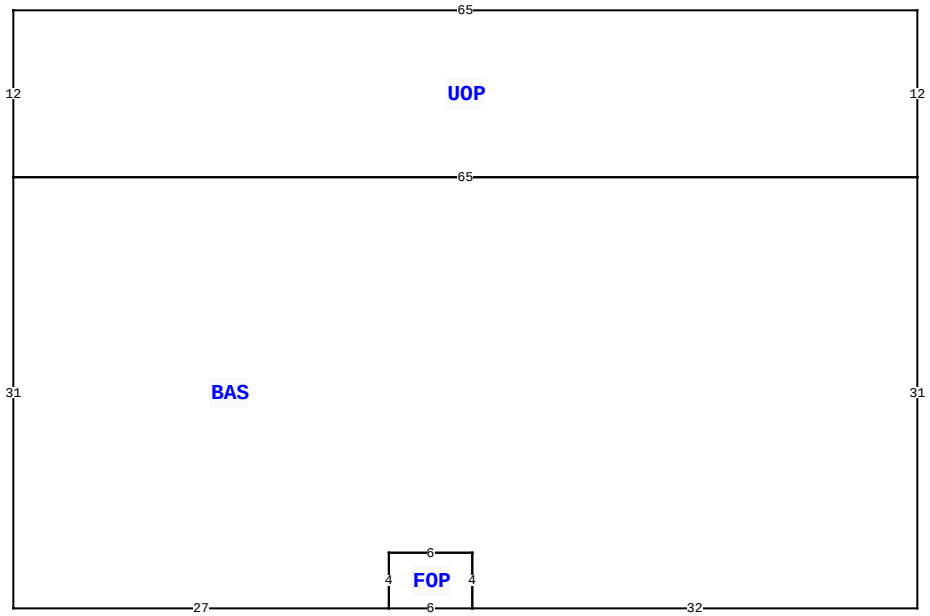
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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	32617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100		1,991	131,460
FOP	24	30		7	462
UOP	780	20		156	10,300
TOTALS	2,795			2,154	142,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	90.6950	101.58	218,803	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1991 HX Base Yr 2016



1176 SW MCCLINTON DR, 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		142,222
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		244,172
SOH/AGL Deduction		98,690
ASSESSED VALUE		145,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,760
TOTAL JUST VALUE		244,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1294/2404	5/19/2014	WD	Q	I	01	149,900

GRANTOR: DIANE W TURNER

GRANTEE: JOHN D JEFFCOAT

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W65S12E65$BAS= W65 S31 E27 FOP= E6 N4 W6 S4$ N4 E6 S4 E32 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,950

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							
2	0000	C	VAC RES	100			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: 10.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 10/09/2025 BY SYS