S1/2 OF N1/2 OF SE1/4 OF NW1/4 &
OF NW1/4 OF NE1/4 OF SW1/4 N OF
DESC ORB 773-2097.

**MORRISON DIANA**
1016 SW MCCLINTON DR
FORT WHITE, FL 32038

**2026**

**32-6S-17-09828-006**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

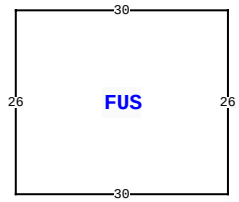
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 51 | LOG 90 |
| Exterior Wall | 10 | ABOVE AVG. 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | 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 | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 32617.00 | 1.00/ |

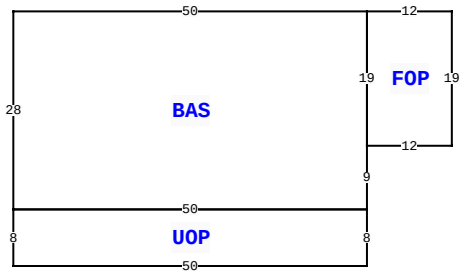
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,400 | 100 | | 1,400 | 113,768 |
| FOP | 228 | 30 | | 68 | 5,526 |
| FUS | 780 | 100 | | 780 | 63,385 |
| UOP | 400 | 20 | | 80 | 6,501 |
| TOTALS | 2,808 | | | 2,328 | 189,181 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,328 | 111.6276 | 125.02 | 291,047 | 1981 | 1981 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2180 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

1016 SW MCCLINTON DR, FORT WHITE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 189,181 |
| TOTAL MARKET OB/XF VALUE | | 7,400 |
| TOTAL LAND VALUE - MARKET | | 199,800 |
| TOTAL MARKET VALUE | | 210,074 |
| SOH/AGL Deduction | | 98,157 |
| ASSESSED VALUE | | 111,917 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 56,195 |
| TOTAL JUST VALUE | | 396,381 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 396,381 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31332 | MAINT/ALTR | 70 | 08/08/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1496/321 | 1/05/2023 | LE | U | I | 14 | 100 |

GRANTOR: MORRISON DIANA (ENH L

GRANTEE: MORRISON JAMES PETE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W50 S28 UOP= S8 E50 N8 W50$ E50 N9 FOP= E12 N19 W12 S19$ N19$ PTR=N30 FUS= N26 W30 S26 E30$ S30$.

## 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 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,400

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 8.10 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,268 | | | | | | | |
| 3 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 2,225 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 13.10 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 117,900 | | | | | | | |
| 5 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 8.10 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 72,900 | | | | | | | |

REVIEW DATE 10/31/2017 BY DF Total Acres: 14.10 Total Land Value: 13,493 Market: 190,800 Agricultural: 4,493 Common: 9,000 PRINTED 10/09/2025 BY SYS