LOTS 60,61,62, UNIT 18, THREE RI
846-2193. 868-1770, 904-1031, 96

MCCLELLAN MATTHEW JAMES/MCCLELLAN AMBER DAWN
1062 ASPEN LN
WAUCHULA, FL 33873

2027

00-00-00-01072-061

BUILDING CHARACTERISTICS

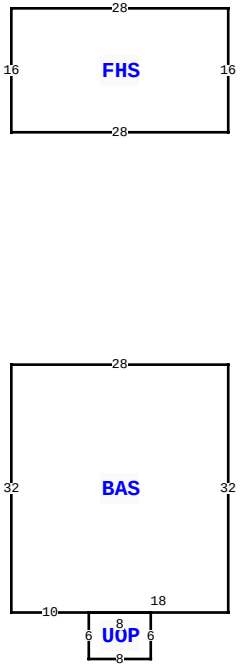
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	108,786
FHS	448	60		269	32,660
UOP	48	20		10	1,214
TOTALS	1,392			1,175	142,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,175	124.0218	136.42	160,294	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 0% - 2025 Heated Area: 1344 HX Base Yr



435 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0	19	36	684.00	UT	2.50	2.50	100	2007	2007	3	100	1,710	
2	0296	SHED METAL	0	0	12	20	240.00	UT	7.00	7.00	100	2007	2007	3	100	1,680	
3	0294	SHED WOOD/	0	0	12	12	144.00	UT	10.00	10.00	75	2007	2007	3	75	1,080	
4	0070	CARPORT UF	0	0	20	25	500.00	UT	2.50	2.50	100	2007	2007	3	100	1,250	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	142,662
TOTAL MARKET OB/XF VALUE	6,220
TOTAL LAND VALUE - MARKET	57,600
TOTAL MARKET VALUE	206,482
SOH/AGL Deduction	0
ASSESSED VALUE	206,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,482
TOTAL JUST VALUE	206,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2722	2/22/2016	QC	U	I	11	100
GRANTOR: AMBER MCCLELLAN AKA A						
GRANTEE: MATTHEW J & AMBER D						
1263/1236	10/18/2013	WD	Q	I	01	16,000
GRANTOR: FRANK ROBERTS III & S						
GRANTEE: MATTHEW J & AMBER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S32 E10 UOP= S6 E8 N6 W8$ E18 N32$ PTR= N30 FHS= N16 W28 S16 E28$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,220

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	0		A-1	0.00	0.00	3.00	LT		1.00	1.00	0.80	24,000.00	19,200.00	57,600							

REVIEW DATE 07/08/2020 BY JB Total Acres: 2.75 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 11/18/2026 BY SYS