COMM NW COR OF SW1/4, RUN S 400
FOR POB, RUN E 362.2 FT TO RIVER
RIVER 203.95 FT, W 322.25 FT TO

WILLIAMS KEITH SHAWAKER
621 NW MCCLURG COURT
WHITE SPRINGS, FL 32096

2027

11-2S-15-00023-000

BUILDING CHARACTERISTICS

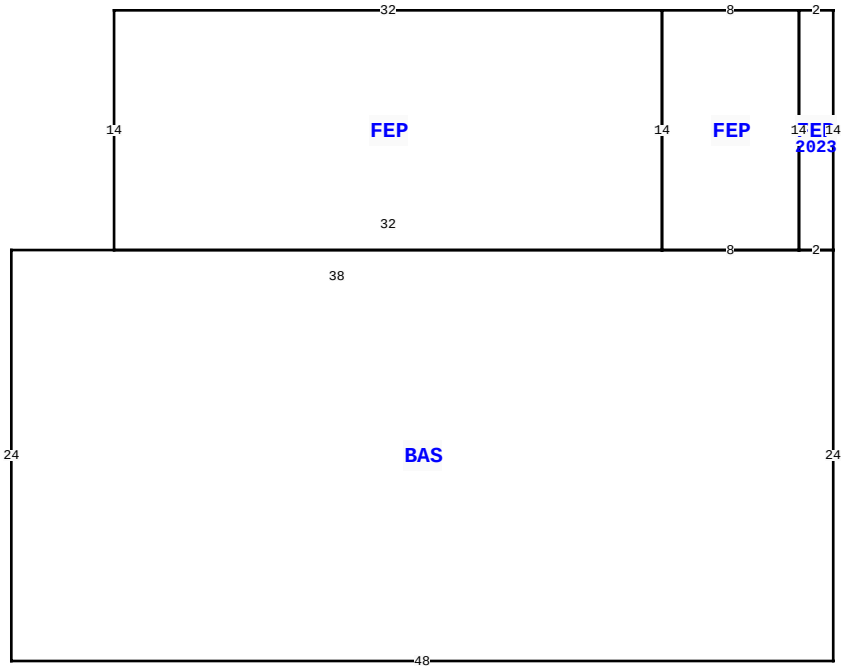
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	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 03
NEIGHBORHOOD/LOC	11215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	73,308
FEP	112	80		90	5,727
FEP	448	80		358	22,781
FEP	28	80	2023	22	1,400
TOTALS	1,740			1,622	103,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	89.0000	97.90	158,794	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1152 HX Base Yr 2000



621 NW MCCLURG CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1987	1987	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,216
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		20,395
TOTAL MARKET VALUE		124,811
SOH/AGL Deduction		39,872
ASSESSED VALUE		84,939
TOTAL EXEMPTION VALUE	HX HB WR SX	84,939
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		124,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24881	REMODEL	35	08/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0595/0288	6/01/1986	WD	Q	I		36,900
GRANTOR: DDP CORP						
GRANTEE: KEITH SHAWAKER WILL						
0590/0316	4/24/1986	WD	Q	I		34,400
GRANTOR: JIMMIE Y LYNELL JORDA						
GRANTEE: DDP CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W2 W8 W38 S24 E48 N24 $
FEP=[ORIG=-10,0] N14 W32 S14 E32 $
FEP=[ORIG=-2,0] N14 W8 S14 E8 $
FEP=[YR=2023;ORIG=0,-14] W2 S14 E2 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0132	C	SFR RIVER	100		00	204.00	362.00	203.95	FF		1.00	1.00	1.00	100.00	100.00	20,395							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.70 Total Land Value: 20,395 Market: 0 Agricultural: 0 Common: 20,395 PRINTED 11/17/2026 BY SYS