

(AKA LOT 38 SPRING RUN ESTATES U
COMM NW COR OF SEC, RUN E 25 FT
LAZY OAK RD (NKA SW CENTERVILLE

CLANTON ERIC M
P O BOX 141
FORT WHITE, FL 32038-0141

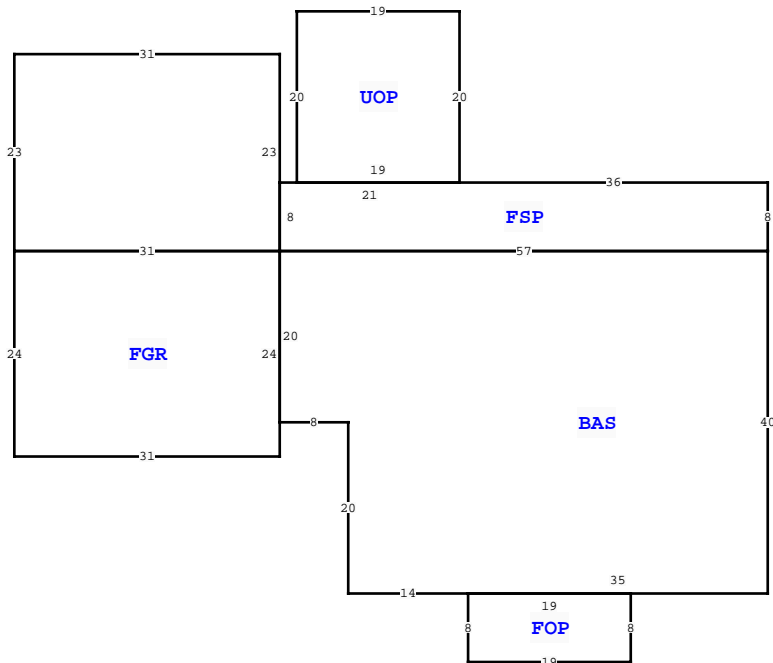
2026

16-6S-16-03832-238



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,833	100	
FGR	744	55	
FOP	152	30	
FSP	456	40	
UOP	380	20	
TOTALS	4,565		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,546	105.9345	118.65	420,733	1996	1996		0	0	35.00
1 SINGLE FAM 100% - 2023 Heated Area: 2833 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			273,476
TOTAL MARKET OB/XF VALUE			3,164
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			341,640
SOH/AGL Deduction			26,971
ASSESSED VALUE			314,669
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			263,258
TOTAL JUST VALUE			341,640
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10402	SFR	435	11/02/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/2041	3/09/2017	WD Q	Q	I	01	226,000
GRANTOR: KAREN HILLYER & KIM P						
GRANTEE: ERIC M CLANTON						
1180/0938	1/22/2008	WD Q	Q	I	01	100
GRANTOR: ARTHUR R OLSEN						
GRANTEE: ARTHUR R OLSEN TRUS						

EXTRA FEATURES		582 SW WHISPER DR, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0180	FPLC 1STRY	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/07/2026	MLU	

L N	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	0166	CONC, PAVMT	0 100	0 0	776.00	UT	1.50	1.50	100	1996	1996	3	100	1,164	
2	0180	FPLC 1STRY	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W31 S23 FGR= S24 E31 N24 W31\$ E31 S20 E8 S20 E14 FOP= S8 E19 N8 W19\$ E 35 N40 FSP= N8 W36 UOP= N20 W19 S20 E19\$ W21 S8 E57\$ W57 N23\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,164							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							