COMM SE COR OF NE1/4 OF SEC, RUN
POB, RUN S 13.51 FT TO N R/W PIN
ALONG R/W 509.23 FT, N 696.88 FT

CLEMENTS THOMAS W SR/CLEMENTS SHELLANA P
1793 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

17-6S-17-09691-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1909 SW TOMMY LITES ST, FORT WHITE

BLD DATE	03/04/1998 MO	LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,000
TOTAL LAND VALUE - MARKET	77,330
TOTAL MARKET VALUE	19,279
SOH/AGL Deduction	6,816
ASSESSED VALUE	12,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,463
TOTAL JUST VALUE	94,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,330

SALE:3:1: 8.21 ACRES

SALE:1:1: '82 NOBI MH &'82 PLAN MH, 95 MH ASSESSED

BLDG:1:1: NOBI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13548	M H	125	01/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0464	1/11/2017	QC	U	I	11	100
GRANTOR: THOMAS W SR & SHELLAN						
GRANTEE: THOMAS W SR & SHELL						
0845/0202	9/03/1997	WD	Q	I	03	40,000
GRANTOR: ROGER W DAVIS & SAMUE						
GRANTEE: THOMAS W SR & SHELL						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 17,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.14	AC		1.00	1.00	1.00	280.00	280.00	2,279							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.14	AC		1.00	1.00	1.00	9,500.00	9,500.00	77,330							

REVIEW DATE 10/10/2017 BY DF Total Acres: 8.14 Total Land Value: 2,279 Market: 77,330 Agricultural: 2,279 Common: 0 PRINTED 05/08/2026 BY SYS