



COMM NW COR, RUN E 459.21 FT  
FOR POB, CONT E 468.90 FT, S  
927.33 FT, W 468.89 FT, N

MCMANUS DERALD K JR/MCMANUS SHERON S  
267 SW DEVON PL  
FT WHITE, FL 32038

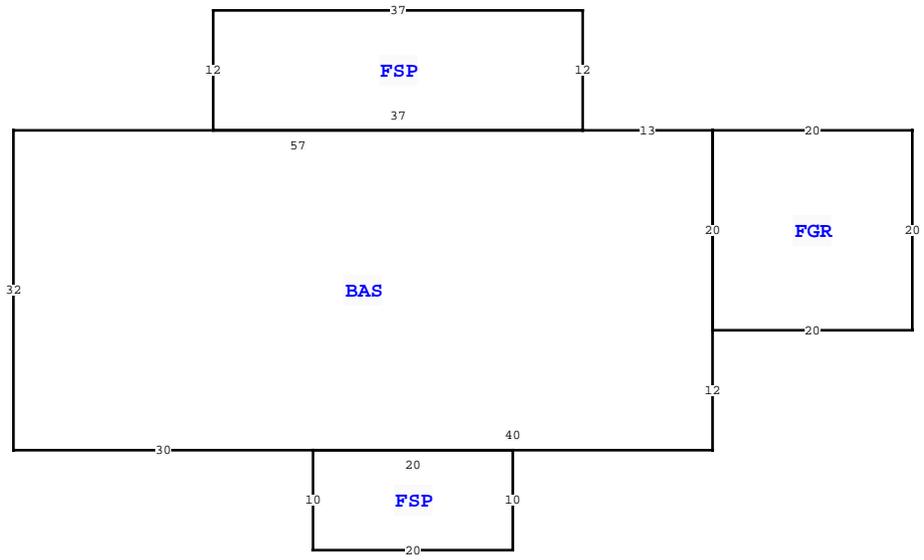
2026

19-7S-17-10025-102



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	03	MASONRY	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,240	100	
FGR	400	55	
FSP	200	40	
FSP	444	40	
TOTALS	3,284		
			2,718
			247,459

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,718	108.2880	123.45	335,537	2004	2004	0	0	26.25	73.75
3 SINGLE FAM 100% - 1998 Heated Area: 2240 HX Base Yr 1998											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			293,467
TOTAL MARKET OB/XF VALUE			7,096
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			336,788
SOH/AGL Deduction			96,650
ASSESSED VALUE			240,138
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			188,727
TOTAL JUST VALUE			410,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			391,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0835/0226	1/25/1997	WD	Q	I		65,000
GRANTOR: WHITAKER						
GRANTEE: DERALD K & SHERON S						
0782/0499	11/01/1993	WD	Q	V		25,900
GRANTOR: HILLARY WELLBORN						
GRANTEE: TRAVIS WHITAKER						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FSP= N12 W37 S12 E37\$ W57 S32 E30 FSP= S10 E20 N10 W20\$ E40 N12 FGR= E20 N20 W20 S20\$ N20\$ .	

EXTRA FEATURES																
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

LAND DESCRIPTION												TOTAL OB/XF												
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