W1/2 OF NE1/2 OF NW1/4.

332-435, 438, 692-591, 789-2048,

CERTAIN SCOTT J
622 SW CLAYTON LN
FORT WHITE, FL 32038

2027

23-7S-16-04298-003

BUILDING CHARACTERISTICS

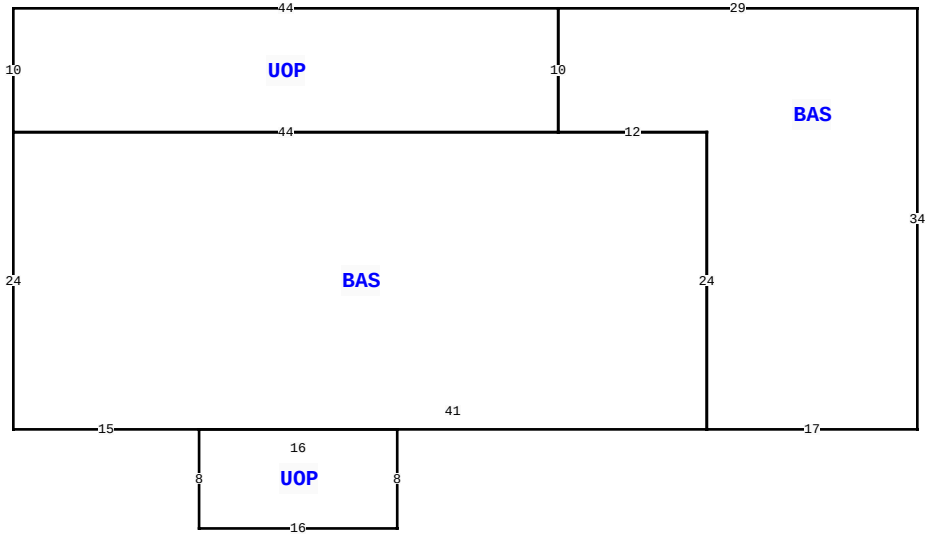
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	698	100		698	46,409
BAS	1,344	100		1,344	89,361
UOP	128	20		26	1,729
UOP	440	20		88	5,851
TOTALS	2,610			2,156	143,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	92.9880	102.29	220,537	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2042 HX Base Yr 2014



622 SW CLAYTON LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,349
TOTAL MARKET OB/XF VALUE		7,650
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		175,036
SOH/AGL Deduction		89,411
ASSESSED VALUE		85,625
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,214
TOTAL JUST VALUE		330,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,606

SALE:2:1: SEE ORB 940-2690 THRU 2703

SALE:1:1: 19.55 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16887	M H	125	04/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/1809	8/29/2013	QC	U	I	11	100
GRANTOR: LEEANN O'BIER						
GRANTEE: SCOTT J CERTAIN						
1159/1404	10/02/2008	QC	Q	I	03	100
GRANTOR: CAROL S WILLIAMS						
GRANTEE: CAROL S WILLIAMS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E15 UOP= S8 E16N8 W16$ E41 BAS= E17 N34 W29 S10 E12 S24$ N24 W12 UOP= N10 W44 S10 E44$.

LAND DESCRIPTION

TOTAL OB/XF 7,650

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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	281.00	281.00	1,967							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	370.00	370.00	4,070							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	162,000							

REVIEW DATE 07/09/2015 BY DF Total Acres: 20.00 Total Land Value: 24,037 Market: 162,000 Agricultural: 6,037 Common: 18,000 PRINTED 11/17/2026 BY SYS