W1/2 OF N1/2 OF E1/2 OF NW1/4 OF
854-2428, 856-1308, WD 1011-1767

FIORENTINO AMIR J/FIORENTINO PATRICIA L
538 SW CLAYTON LN
FORT WHITE, FL 32038

**2027**

**23-7S-16-04298-014**

## BUILDING CHARACTERISTICS

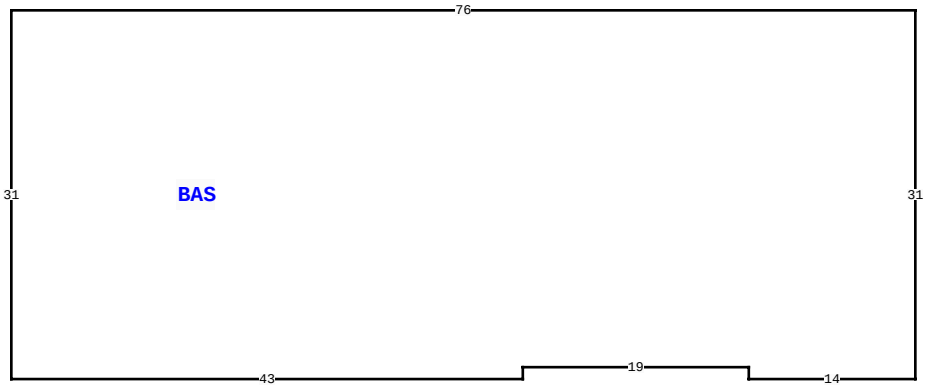
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 2,337 | 100 | | 2,337 | 136,157 |
| TOTALS | 2,337 | | | 2,337 | 136,157 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,337 | 113.9000 | 105.93 | 247,558 | 2004 | 2004 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2005 Heated Area: 2337 HX Base Yr 2005




538 SW CLAYTON LN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 800 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 500 | |
| 5 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 100 | 2,880 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 136,157 |
| TOTAL MARKET OB/XF VALUE | | 12,480 |
| TOTAL LAND VALUE - MARKET | | 65,130 |
| TOTAL MARKET VALUE | | 213,767 |
| SOH/AGL Deduction | | 104,278 |
| ASSESSED VALUE | | 109,489 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 58,078 |
| TOTAL JUST VALUE | | 213,767 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 215,233 |

SALE:2:1: 10.02 AC
SALE:1:1: 5.01 AC
LAND:1:1: SPLIT FROM RE# 04298-004
PRMT:1:1: FASE/5 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000041739 | Roof Replacement | 11,289 | 04/14/2021 |
| 21819 | M H | 357 | 04/30/2004 |
| 17375 | M H | 125 | 08/28/2000 |
| 14502 | M H | 125 | 09/09/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1011/1767 | 3/30/2004 | WD | Q | V | | 35,900 |
| GRANTOR: MARK P SULLIVAN | | | | | | |
| GRANTEE: AMIR J FIORENTINO | | | | | | |
| 0856/1308 | 3/07/1998 | WD | Q | V | 01 | 100 |
| GRANTOR: MARK P & NANCY J SULL | | | | | | |
| GRANTEE: MARK P SULLIVAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S31 E43 N1 E19 S1 E14 N31$.

## LAND DESCRIPTION

TOTAL OB/XF 12,480

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,130 | | | | | | | |

REVIEW DATE 06/21/2021 BY JS Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS