



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	2,337	100	
TOTALS	2,337		2,337
			140,540

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2005	Heated Area: 2337		HX Base Yr 2005				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>31</p> <p>BAS</p> <p>31</p> <p>43</p> <p>19</p> <p>14</p> </div>											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE										05/06/2026	MLU
LAND DATE											
AG DATE											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				140,540		
TOTAL MARKET OB/XF VALUE				12,480		
TOTAL LAND VALUE - MARKET				65,130		
TOTAL MARKET VALUE				218,150		
SOH/AGL Deduction				111,850		
ASSESSED VALUE				106,300		
TOTAL EXEMPTION VALUE				51,411		
HX HB						
BASE TAXABLE VALUE				54,889		
TOTAL JUST VALUE				218,150		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				200,203		
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 N31S.						

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

TOTAL OB/XF												12,480				
538 SW CLAYTON LN, FORT WHITE																

LAND DESCRIPTION																								
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	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							

TOTAL OB/XF												12,480				
538 SW CLAYTON LN, FORT WHITE																