E1/2 OF S1/2 OF E1/2 OF NW1/4 OF
876-1761, WD 1105-59,

MCCONNELL AUDRA M
542 SW CLAYTON LN
FORT WHITE, FL 32038

2027

23-7S-16-04298-022

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

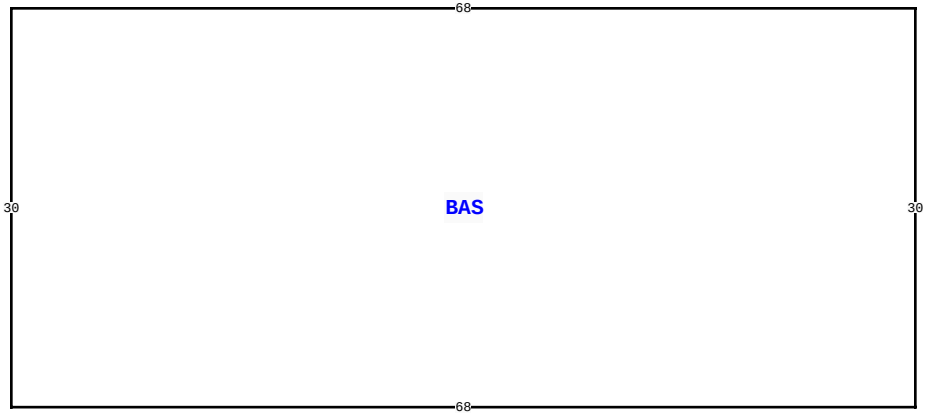
NEIGHBORHOOD/LOC 23716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	118,853
TOTALS	2,040			2,040	118,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,040	113.9000	105.93	216,097	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 2040 HX Base Yr 2008



542 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	2007	2007	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,853
TOTAL MARKET OB/XF VALUE		10,300
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		194,153
SOH/AGL Deduction		89,877
ASSESSED VALUE		104,276
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,865
TOTAL JUST VALUE		194,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,433

SALE:2:1: FAMILY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054898	Roof Replacement	13,200	01/27/2026
25391	M H	476	01/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0059	12/08/2006	WD	U	V	08	32,900
GRANTOR: NANCY J SULLIVAN						
GRANTEE: AUDRA M MCCONNELL						
0876/1761	3/12/1999	WD	Q	V		20,000
GRANTOR: JONES						
GRANTEE: SULLIVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 07/09/2015 BY DF Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS