(AKA LOT 3 CUMORAH HILLS S/D UNR
COMM SE COR, RUN N 841.86 FT FOR
539.10 FT TO E R/W OF 60 FT EASE

ROBERT DONALD JR/ROBERT MARIELLE C
439 SW CLIFFORD DR
FORT WHITE, FL 32038

2027

24-6S-16-03934-103

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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

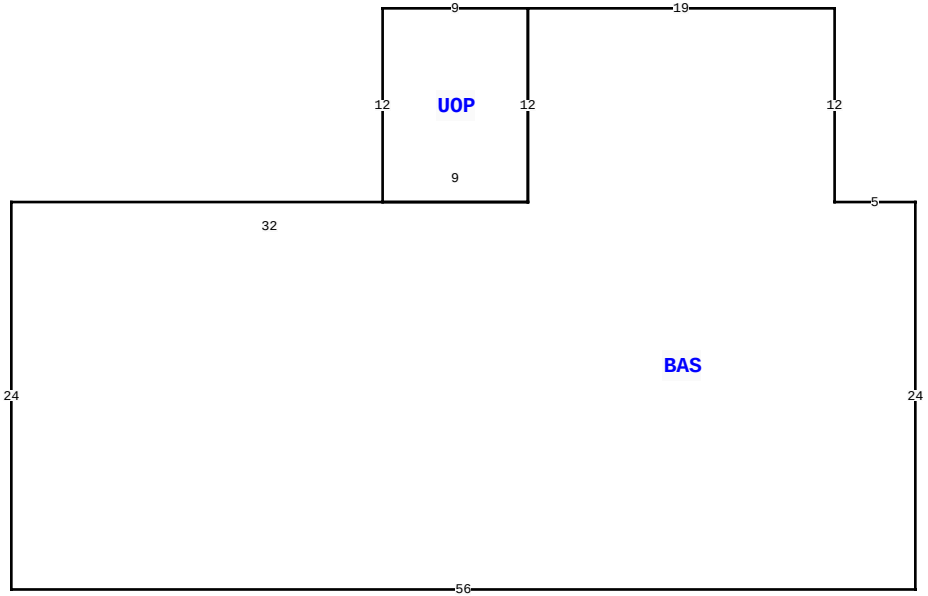
NEIGHBORHOOD/LOC 24616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100		1,572	91,587
UOP	108	25		27	1,573
TOTALS	1,680			1,599	93,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,599	113.9000	105.93	169,382	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 33% - 2023 Heated Area: 1572 HX Base Yr 2004



439 SW CLIFFORD DR, 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	0190	FPLC PF	0	33	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0255	MBL HOME S	0	33	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
3	0080	DECKING	0	33	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	33	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
6	0261	PRCH, UOP	0	33	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,160
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		168,360
SOH/AGL Deduction		7,535
ASSESSED VALUE		160,825
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		135,825
TOTAL JUST VALUE		168,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/1046	4/21/2022	QC	U	I	11	100
GRANTOR: ROBERT DONALD P						
GRANTEE: ROBERT DONALD P						
0995/2618	5/04/2003	QC	Q	I	01	11,400
GRANTOR: DONALD P & MARIELLE C						
GRANTEE: DONALD P JR, DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N12 W19 UOP= W9 S12 E9 N12$ S12 W32 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	33		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							
2	0000	C	VAC RES	33		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							

REVIEW DATE 05/12/2026 BY AJ Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS