(AKA LOT 18 CUMORAH HILLS S/D UN
COMM SW COR OF SE1/4, RUN N 1917
NE 339.54 FT, E 1558.51 FT FOR P

DAY DANIEL ADAM/DAY JACLYN ROI
284 SW CLIFFORD DR
FORT WHITE, FL 32038

**2027**

**24-6S-16-03934-118**

## BUILDING CHARACTERISTICS

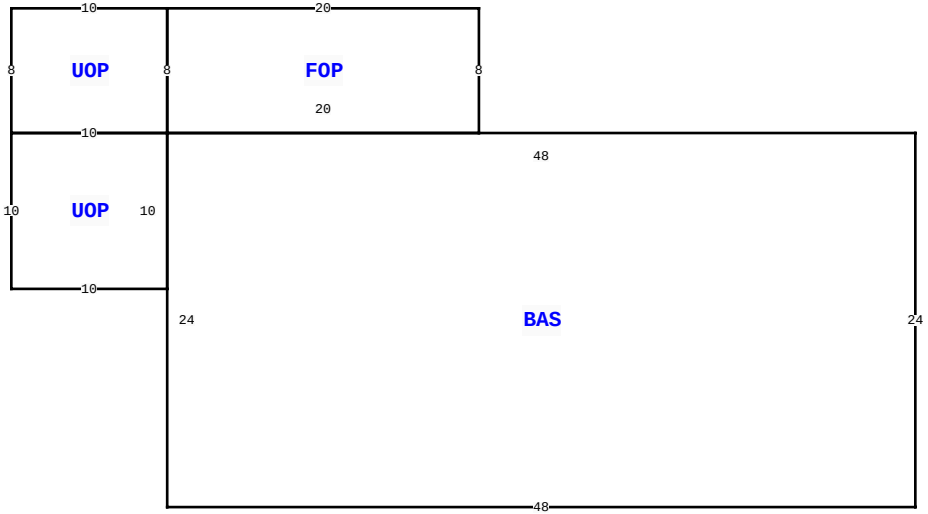
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,152 | 100 | | 1,152 | 32,597 |
| FOP | 160 | 35 | | 56 | 1,584 |
| UOP | 80 | 25 | | 20 | 566 |
| UOP | 100 | 25 | | 25 | 708 |
| TOTALS | 1,492 | | | 1,253 | 35,455 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,253 | 117.9000 | 70.74 | 88,637 | 1990 | 1995 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2021 Heated Area: 1152 HX Base Yr 2021




284 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 300 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 100 | 1995 | 1995 | 3 | 100 | 400 | |
| 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 | 1,050.00 | 1,050.00 | 100 | 2026 | 2025 | | 100 | 1,050 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 18 | 30 | 1.00 | UT | 2,700.00 | 2,700.00 | 100 | 2026 | 2025 | | 100 | 2,700 | |
| 6 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2026 | 2025 | | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 35,455 |
| TOTAL MARKET OB/XF VALUE | | 11,950 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 112,405 |
| SOH/AGL Deduction | | 59,417 |
| ASSESSED VALUE | | 52,988 |
| TOTAL EXEMPTION VALUE | HX HB | 27,988 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 112,405 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 112,405 |

SALE:2:1: 5.01 AC CUMORAH HILLS WITH WELL & SEPTIC

LAND:1:1: 5.01 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1418/0249 | 5/18/2020 | WD | U | I | 11 | 100 |
| GRANTOR: ANTHONY A & KAY MARIE | | | | | | |
| GRANTEE: DANIEL ADAM & JACLY | | | | | | |
| 1289/2457 | 2/24/2015 | WD | Q | I | 01 | 52,000 |
| GRANTOR: WILLIAM F DAVIS JR | | | | | | |
| GRANTEE: ANTHONY A & KAY MAR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W48 UOP= W10 S10 E10 N10$ UOP= W10 N8 E10 FOP= E20 S8 W20 N8$ S8$ S24 E48 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 11,950

| 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 | 0102 | C | SFR/MH | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 05/12/2026 BY AJ Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS