LOT 14 BUCKHEAD WOODS S/D UNREC:
COMM SE COR OF W1/2 OF SE1/4, RU
FOR POB, CONT N 550.06 FT, W 820

MCADAMS JULIAN R JR
345 SW MYSTIC WAY
FORT WHITE, FL 32038

2027

25-5S-16-03716-114

BUILDING CHARACTERISTICS

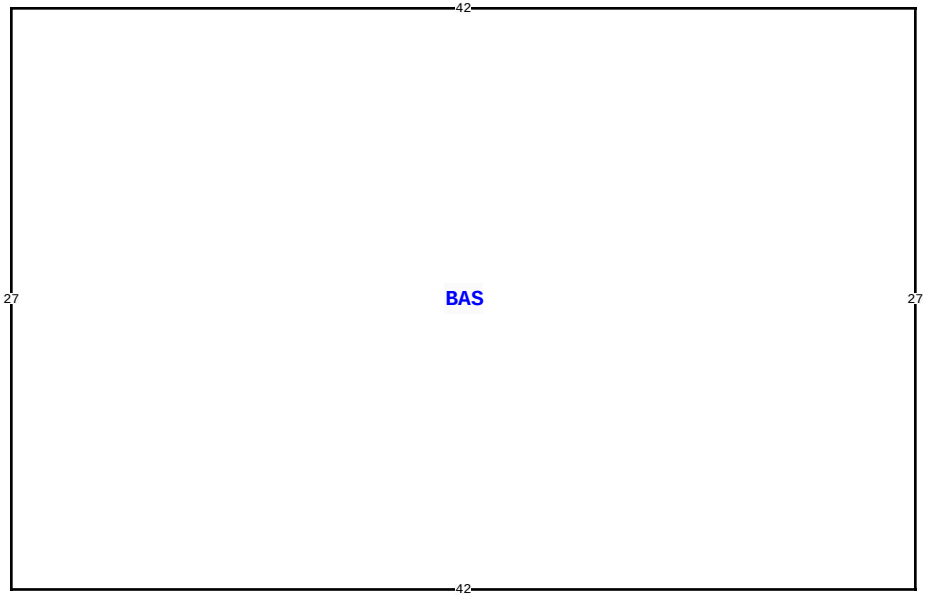
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	25516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100		1,134	59,744
TOTALS	1,134			1,134	59,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	01	1,134	103.0000	95.79	108,626	1995	1995	0	0	0	45.00	55.00

2 MANUF 1 100% - 2022 Heated Area: 1134 HX Base Yr 2022



345 SW MYSTIC WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	16	16	256.00	UT	7.50	7.50	100	2003	2003	3	100	1,920	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	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	300.00	300.00	100	2021	2021		100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,744
TOTAL MARKET OB/XF VALUE		17,720
TOTAL LAND VALUE - MARKET		124,190
TOTAL MARKET VALUE		201,654
SOH/AGL Deduction		67,859
ASSESSED VALUE		133,795
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		32,384
TOTAL JUST VALUE		201,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29582	M H	445	07/27/2011
23884	M H	501	11/22/2005
19298	TR/TRAILER	125	03/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0806/2670	6/15/1995	WD	Q	V		25,400

GRANTOR: COLUMBIA TIMBERLANDS

GRANTEE: JULIAN MCADAMS JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=23,18] E42 S27 W42 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 17,720

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		00	0.00	0.00	11.29	AC		1.00	1.00	1.00	11,000.00	11,000.00	124,190							

REVIEW DATE 03/10/2026 BY KS Total Acres: 11.29 Total Land Value: 124,190 Market: 0 Agricultural: 0 Common: 124,190 PRINTED 11/17/2026 BY SYS