COMM AT SE COR OF SEC, RUN W 260 OF SW MCCLINTON DR FOR POB, CONT FT, E 730.21 FT, TO W R/W OF SW

MOSELEY DOUG L/MOSELEY SUSAN R
362 SW MCCLINTON DR
FORT WHITE, FL 32038

**2027**

**29-6S-17-09808-001**

## BUILDING CHARACTERISTICS

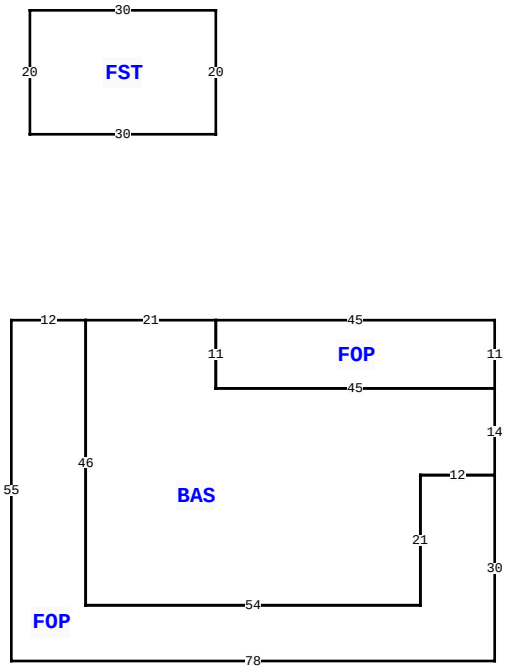
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 29617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,289 | 100 | | 2,289 | 232,727 |
| FOP | 495 | 30 | | 148 | 15,048 |
| FOP | 1,506 | 30 | | 452 | 45,955 |
| FST | 600 | 55 | | 330 | 33,552 |
| TOTALS | 4,890 | | | 3,219 | 327,282 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,219 | 112.7140 | 123.99 | 399,124 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 2289 HX Base Yr 2008




362 SW MCCLINTON DR, 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 100 | 2,000 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 40 | 64 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 4,800 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 30 | 54 | 1,620.00 | UT | 10.00 | 10.00 | 100 | 2022 | 2021 | | 100 | 16,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 327,282 |
| TOTAL MARKET OB/XF VALUE | | 23,000 |
| TOTAL LAND VALUE - MARKET | | 110,860 |
| TOTAL MARKET VALUE | | 362,708 |
| SOH/AGL Deduction | | 108,455 |
| ASSESSED VALUE | | 254,253 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 202,842 |
| TOTAL JUST VALUE | | 461,142 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 467,081 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23281 | SFR | 606 | 06/16/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1032/0479 | 11/23/2004 | WD | Q | V | 06 | 100 |

GRANTOR: MOSELEY

GRANTEE: MOSELEY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 FOP= W12 S55 E78 N30 W12 S21 W54 N46$ S46 E54 N21 E12 N14 FOP= N11 W45 S11 E45$ W45 N11$ PTR= N30 FST= N20 W30 S20 E30$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 23,000

| 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 | 0100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 5200 | A | CROPLAND 2 | 0 | | | 0.00 | 0.00 | 9.26 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 3,426 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 9.26 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 101,860 | | | | | | | |

REVIEW DATE 10/05/2021 BY RP Total Acres: 9.26 Total Land Value: 12,426 Market: 101,860 Agricultural: 3,426 Common: 9,000 PRINTED 11/17/2026 BY SYS