LOT 15 TUSTENUGGEE ACRES UNIT 1.
405-453, 837-785, QC 1461-213,

MCCLAIN JOHN E/MCCLAIN BOBBY LEE
885 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2027

30-6S-17-09814-017

BUILDING CHARACTERISTICS

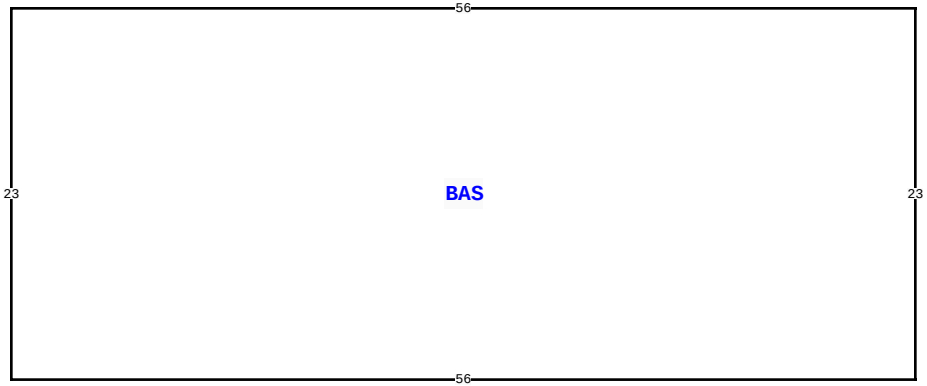
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	23,885
TOTALS	1,288			1,288	23,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,288	77.2650	46.36	59,712	1991	1991	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 1288 HX Base Yr 2023



881 SW ELIM CHURCH RD, 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	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 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,262
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		113,850
TOTAL MARKET VALUE		88,700
SOH/AGL Deduction		0
ASSESSED VALUE		88,700
TOTAL EXEMPTION VALUE	HX HB	28,815
BASE TAXABLE VALUE		59,885
TOTAL JUST VALUE		178,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/213	3/04/2022	QC	U	I	11	100
GRANTOR: MCCLAIN GEORGE G JR						
GRANTEE: MCCLAIN JOHN E						
0837/0785	3/31/1997	WD	Q	I	02	0
GRANTOR: GEORGE MCCLAIN SR						
GRANTEE: GEORGE MCCLAIN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S23 E56 N23$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.35	AC		1.00	1.00	1.00	280.00	280.00	2,338							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.35	AC		1.00	1.00	1.00	11,000.00	11,000.00	91,850							

REVIEW DATE 10/19/2017 BY DF Total Acres: 10.35 Total Land Value: 24,338 Market: 91,850 Agricultural: 2,338 Common: 22,000 PRINTED 11/17/2026 BY SYS

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405-453, 837-785, QC 1461-213,

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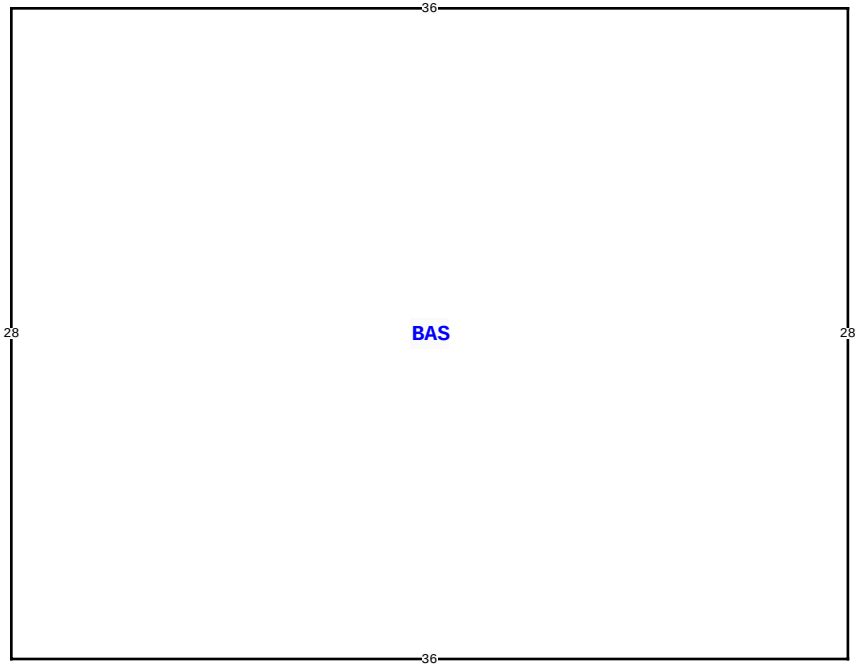
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	32,377
TOTALS	1,008			1,008	32,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,008	113.9000	68.34	68,887	1995	2005	0	0	0	53.00	47.00

3 MOBILE HME 100% - 2024 Heated Area: 1008 HX Base Yr 2023



881 SW ELIM CHURCH RD, 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

COLUMBIA COUNTY PROPERTY

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0837/0785	3/31/1997	WD	Q	I	02	0
GRANTOR: GEORGE MCCLAIN SR						
GRANTEE: GEORGE MCCLAIN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S28 E36 N28$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/19/2017 BY DF Total Acres: 10.35 Total Land Value: 24,338 Market: 91,850 Agricultural: 2,338 Common: 22,000 PRINTED 11/17/2026 BY SYS