

BEGIN SW COR RUN E ALONG SOUTH L
TO W LINE OF SANTA FE RIVER PLAN
RUN N ALONG SAID WEST LINE 1755

MCLEOD ADAM/MCLEOD KIMBERLEE ANNE
751 SW JACOB CT
FORT WHITE, FL 32038

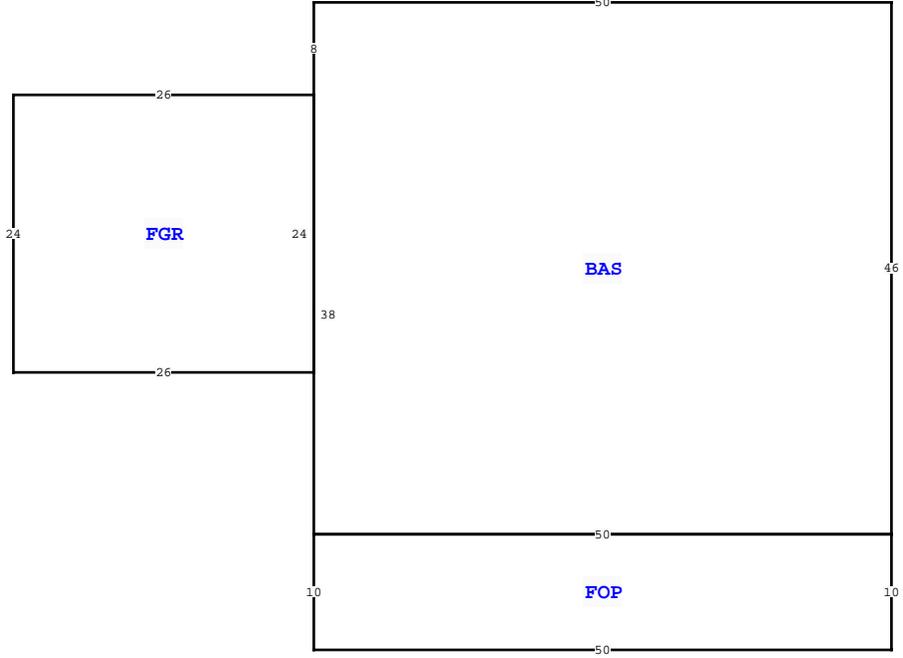
2026

30-7S-17-10069-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
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
Architactual Units	05	CONV	100
		0	100
Quality	06	06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,300	100	
FGR	624	55	
FOP	500	30	
TOTALS	3,424		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019								
				Heated Area: 2300			HX Base Yr	2019			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		328,323	
TOTAL MARKET OB/XF VALUE		24,660	
TOTAL LAND VALUE - MARKET		330,440	
TOTAL MARKET VALUE		375,055	
SOH/AGL Deduction		102,732	
ASSESSED VALUE		272,323	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		220,912	
TOTAL JUST VALUE		683,423	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		615,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053703	Generator		07/29/2025
000052116	Additions	75,000	01/21/2025
36616	SFR	1,171	04/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/2248	5/04/2017	QC	U	V	11	100
GRANTOR: DONNA K FRANKENHAUSER						
GRANTEE: ADAM & KIMBERLEE MC						
1331/0889	2/02/2017	QC	U	V	11	100
GRANTOR: DONNA K FRANKENHAUSER						
GRANTEE: ADAM & KIMBERLEE MC						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	1,040.00	UT	2.00	2.00	100	2018	2018	3	100	2,080	
2	0040	BARN, POLE	0	100	56	80	4,480.00	UT	3.50	3.50	100	2018	2018	3	100	15,680	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION												TOTAL OB/XF																
751 SW JACOB CT, FORT WHITE												24,660																
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	T	DPH 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			A-1	0.00	0.00	1.00	AC			1.00	1.00	1.00	5,500.00	5,500.00	5,500								
2	5600	A	TIMBER	3	0			A-1	0.00	0.00	29.16	AC			1.00	1.00	1.00	281.00	281.00	8,194								
3	6200	A	PASTURE	3	0			A-1	0.00	0.00	29.92	AC			1.00	1.00	1.00	280.00	280.00	8,378								
4	9910	M	MKT. VAL.	AG	0			A-1	0.00	0.00	59.08	AC			1.00	1.00	1.00	5,500.00	5,500.00	324,940								

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W50 S8 FGR= W26 S24 E26 N24\$ S38 FOP= S10 E50 N10 W50\$ E50 N46\$.	