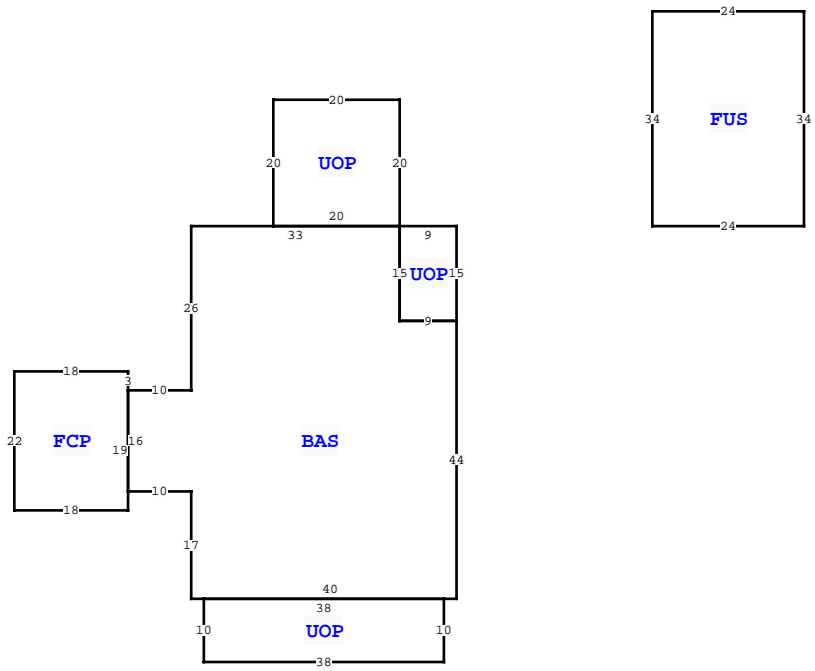




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectual Units	05	CONV 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	32617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,503	100	
FCP	396	25	
FUS	816	100	
UOP	135	20	
UOP	380	20	
UOP	400	20	
TOTALS	4,630		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,601	112.5442	126.05	453,906	1940	1960	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 3319 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			366,647
TOTAL MARKET OB/XF VALUE			21,236
TOTAL LAND VALUE - MARKET			994,500
TOTAL MARKET VALUE			451,848
SOH/AGL Deduction			0
ASSESSED VALUE			451,848
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			451,848
TOTAL JUST VALUE			1,382,383
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,282,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055247	Electrical Servic		03/17/2026
26931	M H	426	04/16/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/755	10/16/2024	QC	U	I	11	100
GRANTOR: HIXON ELAINE						
GRANTEE: JUANEHIX4, LLC						
1512/2058	4/18/2024	QC	U	I	11	100
GRANTOR: HIXON J. ELAINE						
GRANTEE: JUANEHIXON4, LLC						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	0	32	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0297	SHED CONCR	0	0	16	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
4	0294	SHED WOOD/	0	0	50	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0294	SHED WOOD/	0	0	45	1.00	UT	0.00	0.00	100	0	0	3	100	200	
6	0020	BARN,FR	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
7	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

1191 SW MCCLINTON DR, FORT WHITE
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/07/2026 MLU

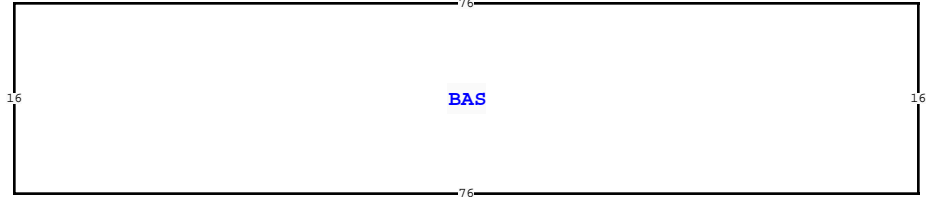
BUILDING NOTES													
BUILDING DIMENSIONS													
UOP= N20 W20 S20 E20\$ BAS= W33 S26 W10 FCP= N3 W18 S22 E18 N19\$S16E10S17E2 UOP= S10 E38 N10 W38\$ E40 N44 UOP= N15W9 S15 E9\$W9 N15\$ PTR=E40 FUS= E24 N34 W24 S34\$ W40\$.													

LAND DESCRIPTION														TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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	0		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	88.90	AC	1.00	1.00	1.00	280.00	280.00	24,892							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	88.00	AC	1.00	1.00	1.00	281.00	281.00	24,728							
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	21.00	AC	1.00	1.00	1.00	445.00	445.00	9,345							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	197.90	AC	1.00	1.00	1.00	5,000.00	5,000.00	989,500							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		71,608

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2021	02	1,216	113.9000	107.07	130,197	2006	2006	0	0	45.00	55.00
3 MANUF 1			0% - 2025	Heated Area: 1216			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			366,647
TOTAL MARKET OB/XF VALUE			21,236
TOTAL LAND VALUE - MARKET			994,500
TOTAL MARKET VALUE			451,848
SOH/AGL Deduction			0
ASSESSED VALUE			451,848
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			451,848
TOTAL JUST VALUE			1,382,383
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,282,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/755	10/16/2024	QC	U	I	11	100
GRANTOR: HIXON ELAINE						
GRANTEE: JUANEHIX4, LLC						
1512/2058	4/18/2024	QC	U	I	11	100
GRANTOR: HIXON J. ELAINE						
GRANTEE: JUANEHIXON4, LLC						

1191 SW MCCLINTON DR, FORT WHITE
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/07/2026 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W76 S16 E76 N16\$.

L N	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

LAND DESCRIPTION										TOTAL OB/XF														
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