LOT 1 MCCLINTON FARM S/D.

369-169 UNR INSTR, 794-1224,

WALKER JIMMIE H/WALKER LAUJOY B
668 SW MCCLINTON DRIVE
FORT WHITE, FL 32038

2027

32-6S-17-09827-001

BUILDING CHARACTERISTICS

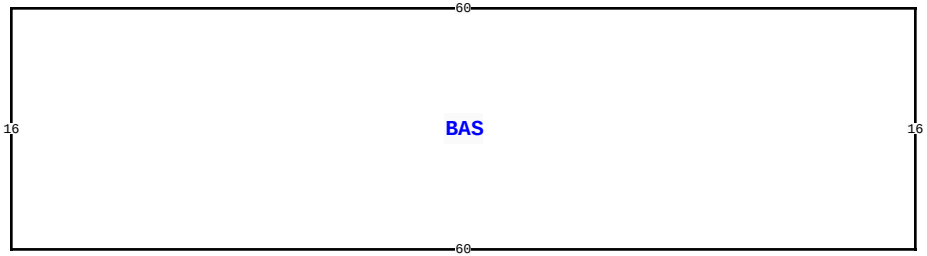
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	57,404
TOTALS	960			960	57,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	116.9000	108.72	104,371	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 960 HX Base Yr



668 SW MCCLINTON DR, 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	50	0	0	3	50	200	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	60	1993	1993	3	60	648	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	10	12	120.00	UT	3.00	3.00	60	1993	1993	3	60	216	
5	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,404
TOTAL MARKET OB/XF VALUE		8,564
TOTAL LAND VALUE - MARKET		70,200
TOTAL MARKET VALUE		136,168
SOH/AGL Deduction		63,171
ASSESSED VALUE		72,997
TOTAL EXEMPTION VALUE	HX HB SX	72,997
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		136,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,786

SALE:3:1: UNR AGREEMENT

SALE:2:1: ASSIGNMENT OF CONTRACT FOR CONTRACT

XFOB:2:1: FLEETWOOD MH

BLDG:1:1: FLEET MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23084	M H	0	04/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0794/1224	7/21/1994	WD	U	I		13,900
GRANTOR: DLC CATTLE						
GRANTEE: JIMMIE H & LAUJOY B						
0000/0000	6/28/1986	AS	U	V	13	0
GRANTOR: WIGHT						
GRANTEE: WALKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S16 E60 N16$.

LAND DESCRIPTION

TOTAL OB/XF 8,564

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	0102	C	SFR/MH	100		00	0.00	0.00	5.40	AC		1.00	1.00	1.00	13,000.00	13,000.00	70,200							

REVIEW DATE 10/31/2017 BY DF Total Acres: 5.40 Total Land Value: 70,200 Market: 0 Agricultural: 0 Common: 70,200 PRINTED 11/17/2026 BY SYS