LOT 5 MCCLINTON FARM S/D.
781-464, 827-1769, 913-1709, DC

CASWELL JAMES BURTON
309 SW ATLANTIS PL
FORT WHITE, FL 32038-3101

2027

32-6S-17-09827-005

BUILDING CHARACTERISTICS

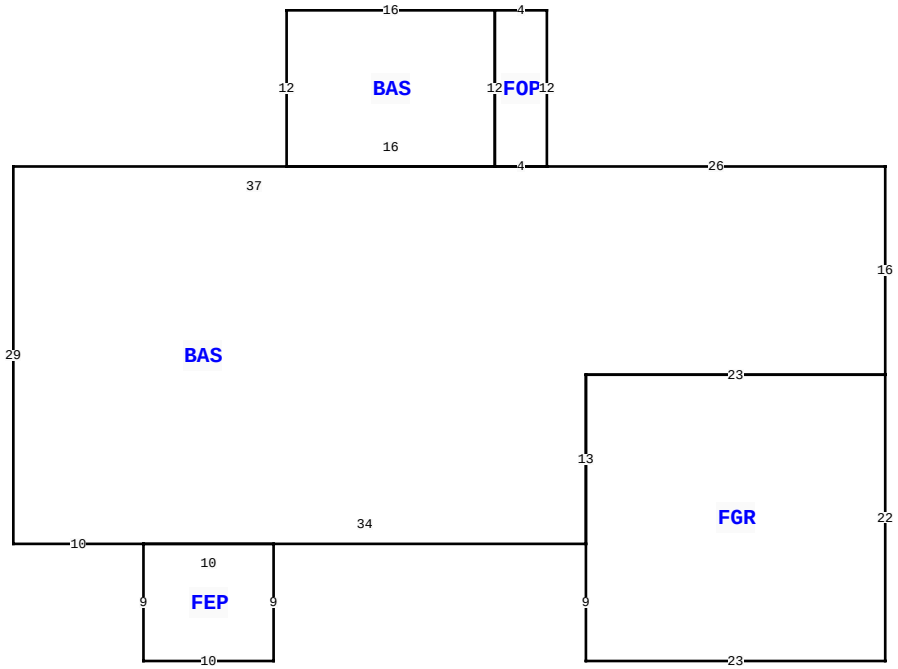
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	192	100		192	15,181
BAS	1,644	100		1,644	129,984
FEP	90	80		72	5,693
FGR	506	55		278	21,980
FOP	48	30		14	1,107
TOTALS	2,480			2,200	173,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,200	110.5800	121.64	267,608	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1836 HX Base Yr 2019



309 SW ATLANTIS PL, 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	0	0	3	100	2,000	
2	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	5,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	173,945
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	65,650
TOTAL MARKET VALUE	246,795
SOH/AGL Deduction	75,113
ASSESSED VALUE	171,682
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	120,271
TOTAL JUST VALUE	246,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,956

SALE:2:1: LOT 5 MCCLINTON FARMS

SALE:1:1: LOT 5 MCCLINTON FARMS S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049297	Roof Replacement	3,727	02/27/2024
000049298	Roof Replacement	15,368	02/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/1558	2/28/2019	QC	P	I	98	100
GRANTOR: ROBERT SCOTT LOHR						
GRANTEE: ROBERT A STAFFORD						
1380/1560	12/05/2018	PR	P	I	98	100
GRANTOR: ROBERT A STAFFORD AS						
GRANTEE: ROBERT A STAFFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N12 W4 S12 E4$ W4 BAS= N12 W16 S12 E16 $ W37 S29 E10 FEP= S9E10N9 W10$ E34 FGR= S9 E23 N22 W23 S13$ N13 E23 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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		00	0.00	0.00	5.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,650							

REVIEW DATE 03/27/2024 BY JS Total Acres: 5.05 Total Land Value: 65,650 Market: 0 Agricultural: 0 Common: 65,650 PRINTED 11/17/2026 BY SYS