

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

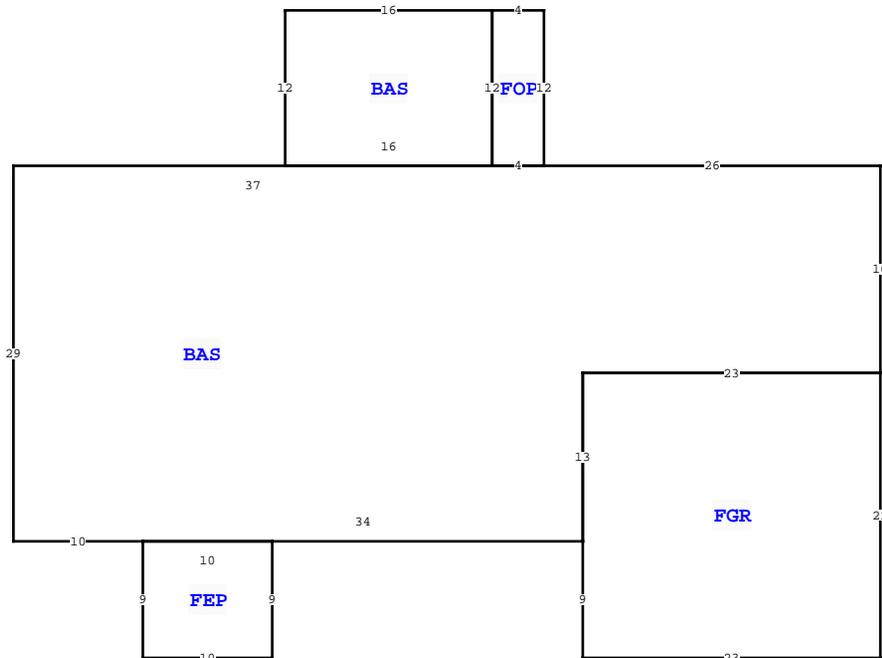
CASWELL JAMES BURTON
309 SW ATLANTIS PL
FORT WHITE, FL 32038-3101

2026

32-6S-17-09827-005
VALUATION SUMMARY

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

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	123.85	272,470	1989	1989	0	0	35.00	65.00
1 SINGLE FAM 100% - 2019 Heated Area: 1836 HX Base Yr 2019											



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	15,456
BAS	1,644	100		1,644	132,346
FEP	90	80		72	5,796
FGR	506	55		278	22,380
POP	48	30		14	1,127
TOTALS	2,480			2,200	177,106

309 SW ATLANTIS PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024
INC DATE		AG DATE	MLU

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	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00	100	0	0	3	100	2,000	
2	0200	GARAGE F	0	100	0	0		1.00	0.00	100	1989	1989	3	100	5,000	
3	0040	BARN, POLE	0	100	0	0		1.00	0.00	100	2013	2013	3	100	200	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,106
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		50,500
TOTAL MARKET VALUE		234,806
SOH/AGL Deduction		68,124
ASSESSED VALUE		166,682
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,271
TOTAL JUST VALUE		234,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,806

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 POP= 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																						
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		00	0.00	0.00	5.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,500							