LOTS 6 & 7 MCCLINTON FARM S/D.
515-520, 552-421, 781-1704,

TALBERT DONALD M JR
357 SW ATLANTIS PL
FORT WHITE, FL 32038

2027

32-6S-17-09827-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	05	ASPH TILE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME

MAP NUM | MKT AREA 02

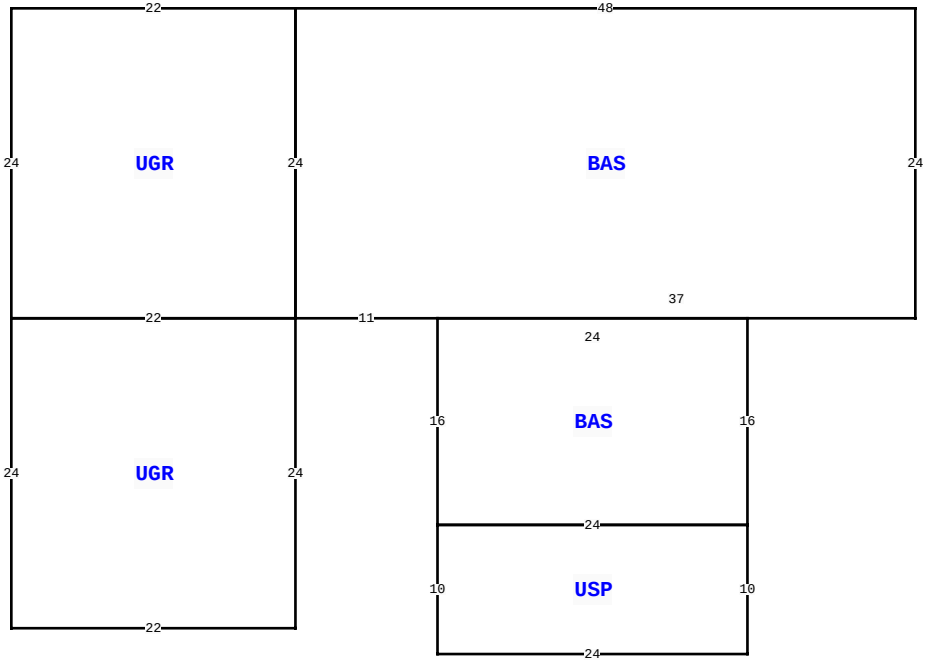
NEIGHBORHOOD/LOC 32617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	19,571
BAS	1,152	100		1,152	58,713
UGR	528	45		238	12,130
UGR	528	45		238	12,130
USP	240	35		84	4,281
TOTALS	2,832			2,096	106,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	71.2800	78.41	164,347	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1536 HX Base Yr



357 SW ATLANTIS PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,162
TOTAL MARKET OB/XF VALUE		44,064
TOTAL LAND VALUE - MARKET		88,880
TOTAL MARKET VALUE		273,106
SOH/AGL Deduction		145,359
ASSESSED VALUE		127,747
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,336
TOTAL JUST VALUE		273,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15326	M H	125	04/02/1999
14870	M H	125	12/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UGR= W22 S24 UGR= S24 E22 N24 W22$ E22 N24$ S24 E11
BAS= S16 USP= S10 E24 N10 W24$ E24 N16 W24$ E37 N24$.

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	20	24	1.00	UT	0.00	0.00	100	0	0	3	100	792	
2	0166	CONC,PAVMT	0	100	12	24	288.00	UT	2.00	2.00	100	1993	1993	3	100	576	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	12	30	360.00	UT	5.00	5.00	100	1993	1993	3	100	1,800	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	1993	1993	3	100	2,160	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0294	SHED WOOD/	0	100	16	20	320.00	UT	7.50	7.50	100	1993	1993	3	100	2,400	
9	0252	LEAN-TO W/	0	100	12	20	240.00	UT	2.00	2.00	100	1993	1993	3	100	480	
10	0296	SHED METAL	0	100	24	24	576.00	UT	9.00	9.00	100	2013	2013	3	100	5,184	

LAND DESCRIPTION

TOTAL OB/XF 26,392

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	10.10	AC		1.00	1.00	0.80	11,000.00	8,800.00	88,880							

REVIEW DATE 10/31/2017 BY DF Total Acres: 10.10 Total Land Value: 88,880 Market: 0 Agricultural: 0 Common: 88,880 PRINTED 11/17/2026 BY SYS

LOTS 6 & 7 MCCLINTON FARM S/D.
515-520, 552-421, 781-1704,

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BUILDING CHARACTERISTICS

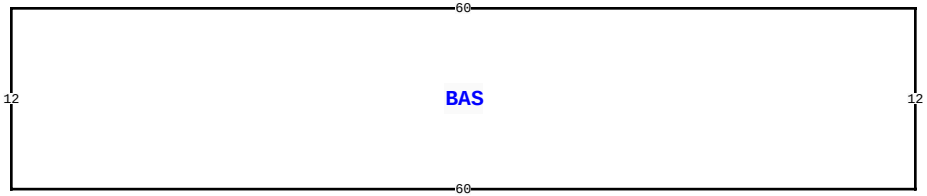
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/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	720	100		720	12,738
TOTALS	720			720	12,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	73.7100	44.23	31,846	1972	1972	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



357 SW ATLANTIS PL, 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
11	0252	LEAN-TO W/	0	100	12	24	288.00	UT	1.50	1.50	100	2013	2013	3	100	432	
12	0265	PRCH,UEP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
13	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
14	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
15	0031	BARN,MT AE	0	100	24	60	1,440.00	UT	9.00	9.00	100	2013	2013	3	100	12,960	
16	0060	CARPORT F	0	100	20	24	480.00	UT	3.50	3.50	100	2013	2013	3	100	1,680	
17	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
18	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,162
TOTAL MARKET OB/XF VALUE		44,064
TOTAL LAND VALUE - MARKET		88,880
TOTAL MARKET VALUE		273,106
SOH/AGL Deduction		145,359
ASSESSED VALUE		127,747
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,336
TOTAL JUST VALUE		273,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

LAND DESCRIPTION

TOTAL OB/XF 17,672

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

REVIEW DATE 10/31/2017 BY DF Total Acres: 10.10 Total Land Value: 88,880 Market: 0 Agricultural: 0 Common: 88,880 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

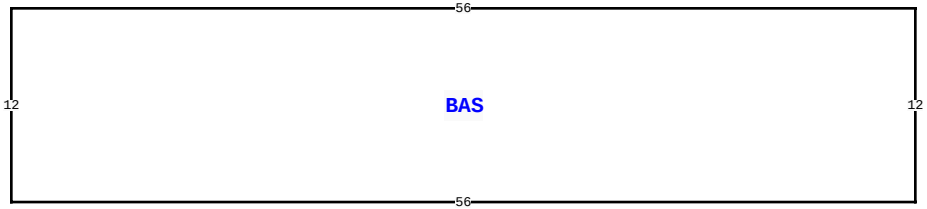
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/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	672	100		672	20,598
TOTALS	672			672	20,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	672	59.9250	55.73	37,451	1972	1972	0	0	0	45.00	55.00

3 MANUF 1 0% - 0 Heated Area: 672 HX Base Yr



357 SW ATLANTIS PL, FORT WHITE

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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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 3

VALUATION SUMMARY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/31/2017 BY DF Total Acres: 10.10 Total Land Value: 88,880 Market: 0 Agricultural: 0 Common: 88,880 PRINTED 11/17/2026 BY SYS