LOT 8 MCCLINTON FARM S/D.
369-169, 651-553, 867-576, DC 14

RHODES JAMES R SR/RHODES CHARRI ROSE
519 SW ATLANTIS PL
FORT WHITE, FL 32038

2027

32-6S-17-09827-008

BUILDING CHARACTERISTICS

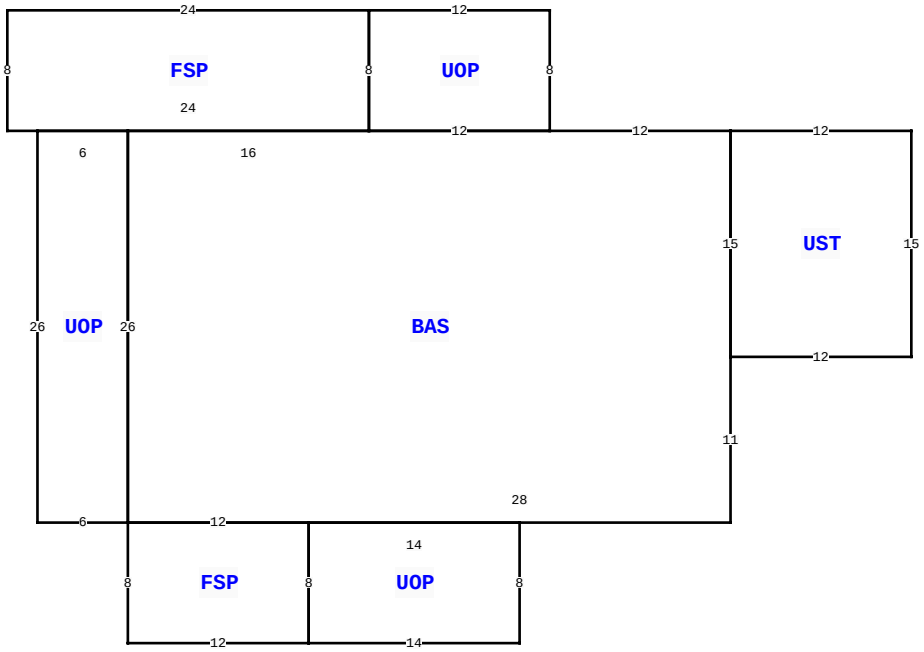
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,040	100		1,040	24,465
FSP	96	40		38	894
FSP	192	40		77	1,811
UOP	96	25		24	564
UOP	112	25		28	659
UOP	156	25		39	918
UST	180	45		81	1,906
TOTALS	1,872			1,327	31,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,327	98.0100	58.81	78,041	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1040 HX Base Yr



519 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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0285	SALVAGE	0	0	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	258,742
TOTAL MARKET OB/XF VALUE	11,400
TOTAL LAND VALUE - MARKET	49,238
TOTAL MARKET VALUE	319,380
SOH/AGL Deduction	0
ASSESSED VALUE	319,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,380
TOTAL JUST VALUE	319,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043815	Mobile Home		04/22/2022
14915	M H	125	01/06/1999
8443	M H	125	06/02/1994
7567	RECONNECT	40	09/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/541	1/28/2022	WD	U	I	11	100
GRANTOR: RHODES JAMES R SR						
GRANTEE: RHODES CHARRI ROSE						
0867/0576	10/05/1998	WD	Q	V		18,000
GRANTOR: D L C CATTLE CO INC						
GRANTEE: RHODES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N8 W12 S8 E12$ W12 FSP= N8 W24 S8 E24 $ W16
UOP= W6 S26 E6 N26$ S26 FSP= S8 E12 N8 W12$ E12 UOP= S8 E14
N8 W14$ E28 N11 UST= E12 N15 W12 S15$ N15$.

LAND DESCRIPTION

TOTAL OB/XF 11,400

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	0200	C	MBL HM	0		00	0.00	0.00	5.05	AC		1.00	1.00	0.75	13,000.00	9,750.00	49,238							

REVIEW DATE 05/10/2022 BY JB Total Acres: 5.05 Total Land Value: 49,238 Market: 0 Agricultural: 0 Common: 49,238 PRINTED 11/17/2026 BY SYS

LOT 8 MCCLINTON FARM S/D.
369-169, 651-553, 867-576, DC 14

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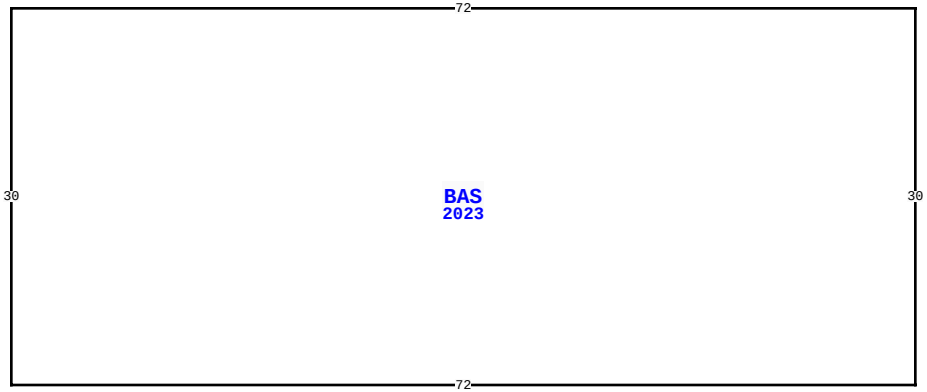
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	2,160	100	2023	2,160	227,526
TOTALS	2,160			2,160	227,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,160	115.5000	110.88	239,501	2022	2022	0	0	0	5.00	95.00

2 MANUF 2 0% - 2023 Heated Area: 2160 HX Base Yr



519 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

COLUMBIA COUNTY PROPERTY

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0867/0576	10/05/1998	WD	Q	V		18,000
GRANTOR: D L C CATTLE CO INC						
GRANTEE: RHODES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=43,9] E72 S30 W72 N30 $
.

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 05/10/2022 BY JB Total Acres: 5.05 Total Land Value: 49,238 Market: 0 Agricultural: 0 Common: 49,238 PRINTED 11/17/2026 BY SYS