LOT 12 MCCLINTON FARMS S/D.
500-599, 782-2289, 783-700, 783-

MORRISON JAMES/MORRISON DIANA
1428 SW MCCLINTON DR
FORT WHITE, FL 32038

2026

32-6S-17-09827-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	1,540
SOH/AGL Deduction	0
ASSESSED VALUE	1,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,540
TOTAL JUST VALUE	55,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1504/2391	11/30/2023	LE	U	V	14	100
GRANTOR: MORRISON DIANA (ENH L						
GRANTEE: MORRISON JAMES PETE						
1504/2389	11/30/2023	TR	U	V	11	100
GRANTOR: LOWE CHARLOTTE M REVO						
GRANTEE: MORRISON DIANA						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	6200	A	PASTURE 3	0		00	0.00	0.00	5.50	AC		1.00	1.00	1.00	280.00	280.00	1,540							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	5.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	55,000							

REVIEW DATE 05/14/2024 BY MLU Total Acres: 5.50 Total Land Value: 1,540 Market: 55,000 Agricultural: 1,540 Common: 0 PRINTED 01/15/2026 BY SYS