LOTS 13,14,& 15 MCCLINTON FARMS
512-307, 642-452, 642-453, 782-2

MORRISON DIANA
1428 SW MCCLINTON DR
FORT WHITE, FL 32038

2026

32-6S-17-09827-015

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

233 SW BANGOR WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	148,500
TOTAL MARKET VALUE	11,620
SOH/AGL Deduction	2,713
ASSESSED VALUE	8,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,907
TOTAL JUST VALUE	155,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,500

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/321	1/05/2023	LE	U	I	14	100
GRANTOR: MORRISON DIANA (ENH L						
GRANTEE: MORRISON JAMES PETE						
1158/2130	9/15/2008	QC	Q	V	03	100
GRANTOR: DIANA MORRISON						
GRANTEE: DIANA & JAMES MORRI						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	16.50	AC		1.00	1.00	1.00	280.00	280.00	4,620							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	16.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	148,500							

REVIEW DATE 11/01/2017 BY DF Total Acres: 16.50 Total Land Value: 4,620 Market: 148,500 Agricultural: 4,620 Common: 0 PRINTED 03/24/2026 BY SYS