

LOT 18 MCCLINTON FARM S/D.
369-169, 632-426, 782-1175, 783-

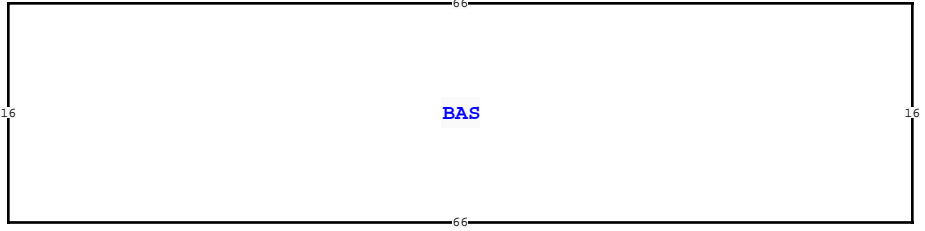
LOCHOWICZ SARAH JEAN
418 SW BANGOR WAY
FORT WHITE, FL 32038

2026

32-6S-17-09827-018
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,056	112.9000	106.13	112,073	1997	1997	0	0	45.00	55.00		
1 MANUF 1 0% - 0 Heated Area: 1056 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			61,640
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			134,840
SOH/AGL Deduction			29,910
ASSESSED VALUE			104,930
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			104,930
TOTAL JUST VALUE			134,840
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,840

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
BAS	1,056	100
TOTALS	1,056	61,640

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	61,640
TOTALS	1,056			1,056	61,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11770	M H	125	10/18/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1699	8/16/2019	WD	Q	I	05	125,000
GRANTOR: MARIE BERNARD						
GRANTEE: SARAH JEAN LOCHOWICZ						
1214/2153	5/11/2011	WD	Q	I	01	56,000
GRANTOR: JAMES B & MARY C GARM						
GRANTEE: MARIE BERNARD						

EXTRA FEATURES																
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	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														8,200			
418 SW BANGOR WAY, FORT WHITE																	
														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	
																05/06/2026 MLU	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S16 E66 N16\$.													

LAND DESCRIPTION														TOTAL OB/XF													
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	0102	C	SFR/MH	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000										