

LOT 19 MCCLINTON FARM S/D.
436-149, DC 729-469, 729-471, QC

GRIFFITHS ALLEN MARTIN
482 SW BANGOR WAY
FORT WHITE, FL 32038

2026

32-6S-17-09827-019
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100 0 100
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
BAS	1,680	100	
TOTALS	1,680		1,680
			98,757

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2016		179,558	1986	1986	0	0	45.00	55.00
				Heated Area: 1680			HX Base Yr	2016			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/06/2026			MLU					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			98,757
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			163,757
SOH/AGL Deduction			106,913
ASSESSED VALUE			56,844
TOTAL EXEMPTION VALUE	13 HX HB WR		56,844
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			163,757
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32872	M H	563	04/16/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/2255	2/17/2015	WD	Q	V	03	20,000
GRANTOR: MARY O MAGAZINE						
GRANTEE: ALLEN MARTIN GRIFFI						
1190/1954	5/01/2009	QC	U	V	11	100
GRANTOR: LINDA THOMAS						
GRANTEE: MARY O MAGAZINE						

EXTRA FEATURES	
482 SW BANGOR WAY, FORT WHITE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S28 E60 N28\$.	

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

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	100		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00