

LOT 20 MCCLINTON FARM S/D.
369-169,767-2004, 781-990, 832-1

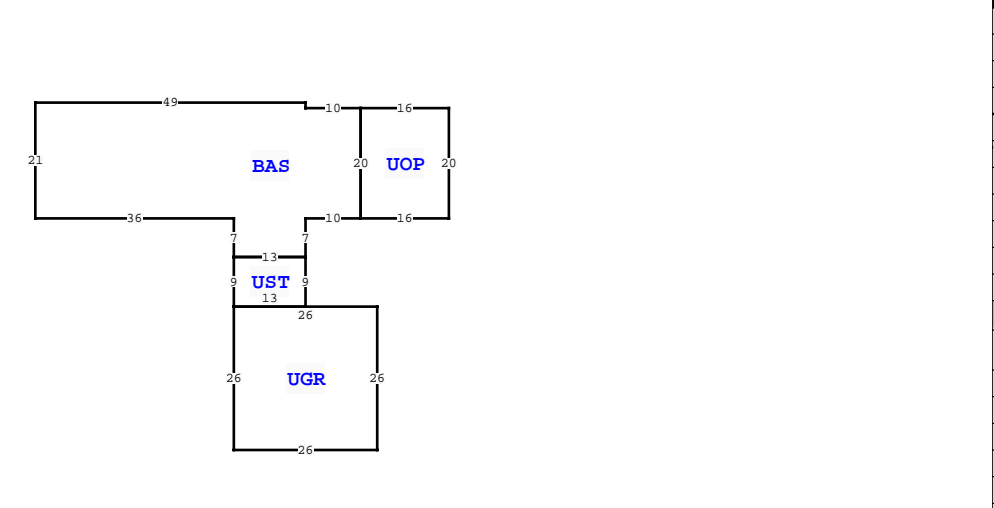
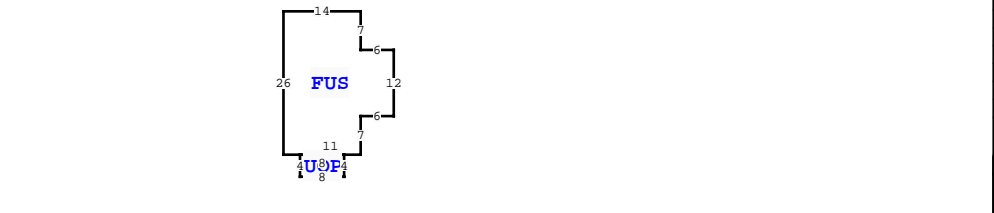
OLIVIER KENNETH EDWARD/OLIVIER TAMATHA LUZET
544 SW BANGOR WAY
FORT WHITE, FL 32038

2026

32-6S-17-09827-020
PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 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
0100	01	2,183	112.8498	126.39	275,909	1981	1981	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	108,443
FUS	436	100		436	35,819
UGR	676	45		304	24,975
UOP	32	20		6	493
UOP	320	20		64	5,258
UST	117	45		53	4,354
TOTALS	2,901			2,183	179,341

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
500											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	100		00	0.00	0.00	5.00	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	13,000.00	13,000.00	65,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	179,341		
TOTAL MARKET OB/XF VALUE	500		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	244,841		
SOH/AGL Deduction	115,757		
ASSESSED VALUE	129,084		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	77,673		
TOTAL JUST VALUE	244,841		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	229,841		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8382	ADDN SFR	17,000	05/16/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/0998	7/03/2014	WD Q	Q	I	01	109,000
GRANTOR: DAVID H GARDNER						
GRANTEE: KENNETH EDWARD & TA						
1272/1729	2/28/2014	WD U	U	I	12	105,300
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DAVID H GARDNER						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W10 N1 W49 S21 E36 S7 UST= S9 UGR= S26 E26 N26 W26\$ E13 N9 W13\$ E13 N7 E10 UOP= E16 N20 W16 S20\$ N20\$ PTR= N30 FUS= N7 E6 N12 W6 N7 W14 S26 E3 UOP= S4 E8 N4 W8\$ E11\$ S30\$.											