

THE W 3.15 AC OF LOT 11 MCCLINTO
889-776, 964-1563, LE 1512-1790,

KNOPP SUSAN M/THOMAS JACK B II
614 SW ATLANTIS PLACE
FORT WHITE, FL 32038

2026

32-6S-17-09827-024
3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
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	1,200	100	
TOTALS	1,200		1,200 29,059

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2003		Heated Area: 1200					HX Base Yr 2003	

50

50

24

24

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			29,059
TOTAL MARKET OB/XF VALUE			10,550
TOTAL LAND VALUE - MARKET			39,375
TOTAL MARKET VALUE			78,984
SOH/AGL Deduction			37,513
ASSESSED VALUE			41,471
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			16,471
TOTAL JUST VALUE			78,984
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1790	4/10/2024	LE U	I	I	14	100
GRANTOR: KNOPP SUSAN M						
GRANTEE: KNOPP SUSAN M (ENH						
0964/1563	10/07/2002	WD Q	I			54,900
GRANTOR: MARKEY						
GRANTEE: KNOPP & THOAMS						

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	0021	BARN,FR AE	0	100	0	0	0	1.00	UT 0.00	100	1993	1993	3	100	2,000	
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	0	1.00	UT 0.00	100	2013	2013	3	100	50	
5	0040	BARN,POLE	0	100	0	0	0	1.00	UT 0.00	100	2013	2013	3	100	600	
6	0070	CARPORT UF	0	100	0	0	0	1.00	UT 0.00	100	2013	2013	3	100	100	

TOTAL OB/XF												10,550					
614 SW ATLANTIS PL, FORT WHITE												BLD DATE		LGL DATE		05/06/2026	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W50 S24 E50 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												10,550					
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	0200	C	MBL HM	100		A-1	0.00	0.00	3.15	AC		1.00	1.00	1.00	12,500.00	12,500.00	39,375												