

COMM AT SW COR OF LOT 9 MCCLINTO  
S/D, RUN E APPROX 210 FT FOR POB  
N 210 FT, E 210 FT, S 210 FT, W

JOHNSON NOEL A  
631 SW BANGOR WAY  
FORT WHITE, FL 32038

**2026**

32-6S-17-09827-025  
PAGE 1 of 1

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 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	1,144	100	
UEP	352	70	
UOP	176	25	
TOTALS	1,672		

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% - 2015																				
Heated Area: 1144						HX Base Yr 2015																	
<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">UOP</p> <p style="text-align: center;">UEP</p> <p style="text-align: center;">BAS</p> </div>																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026		
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			05/08/2026																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			84,446
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			110,646
SOH/AGL Deduction			60,027
ASSESSED VALUE			50,619
TOTAL EXEMPTION VALUE	HX HB SX WR		50,619
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			110,646
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/1227	3/07/2014	WD	U	I	11	100
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: NOEL A & OLIVE D JO						
1231/1159	2/29/2012	CT	U	V	18	100
GRANTOR: CLERK OF COURT (STACY						
GRANTEE: FLORIDA CREDIT UNIO						

EXTRA FEATURES		631 SW BANGOR WAY, FORT WHITE															
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	0190	FPLC PF	0	100	0	0		1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	7,000.00	100			3	100	7,000

TOTAL OB/XF																
8,200																

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W44 S26 E44 N26\$ UEP= N8 UOP= N4 W44 S4 E44\$ W44 S8 E44\$.																

LAND DESCRIPTION																								
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							