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

2027

32-6S-17-09827-025

BUILDING CHARACTERISTICS

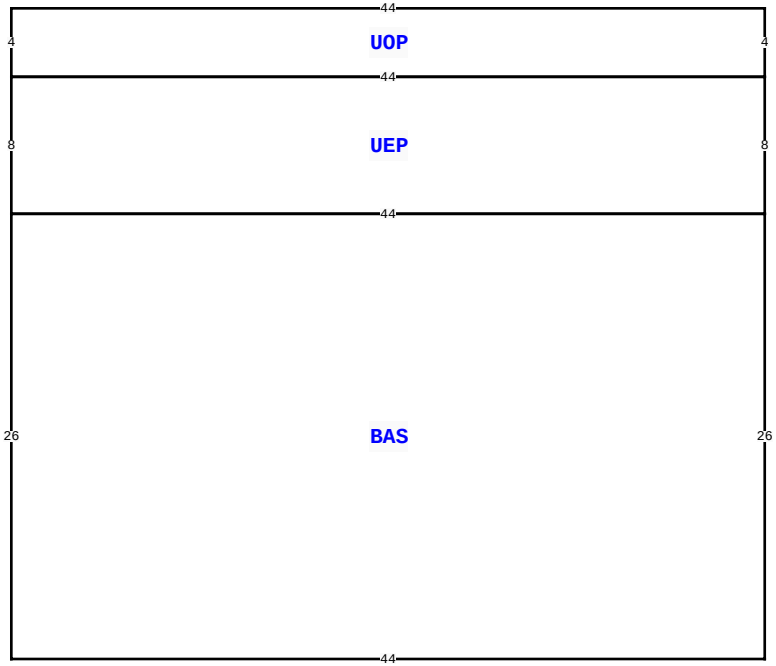
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	66,651
UEP	352	70		246	14,332
UOP	176	25		44	2,564
TOTALS	1,672			1,434	83,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,434	113.9000	105.93	151,904	2000	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1144 HX Base Yr 2015



631 SW BANGOR WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	83,547
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	109,747
SOH/AGL Deduction	57,609
ASSESSED VALUE	52,138
TOTAL EXEMPTION VALUE	HX HB SX WR 52,138
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	109,747
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,646

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$ UEP= N8 UOP= N4 W44 S4 E44$ W44 S8 E44$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/31/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS