



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	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
TOTALS	2,356		152,526

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
20201	02	2,356	112.9000	106.13	250,042	2009	2009	0	0	39.00	61.00														
2 MANUF		1	100% - 2024	Heated Area: 2356				HX Base Yr 2024																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 2em;">BAS</span> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <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></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				152,526	
TOTAL MARKET OB/XF VALUE				14,900	
TOTAL LAND VALUE - MARKET				203,340	
TOTAL MARKET VALUE				230,639	
SOH/AGL Deduction				7,985	
ASSESSED VALUE				222,654	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				171,243	
TOTAL JUST VALUE				370,766	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				296,042	
XFOB:4:1: OLD SW MH					
BLDG:1:1: PALM MH					
XFOB:1:1: VINDALE MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
27584	M H	375	01/21/2009		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/858	4/11/2023	WD	Q	I	01	375,000
GRANTOR: WAGONER KIRK						
GRANTEE: FORFA PAWEL ANDRZEJ						
1487/1227	3/31/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: WAGONER KIRK						

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	0296	SHED METAL	0	100	0	0		1.00	UT 300.00	50	0	0	3	50	150	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 500.00	50	1993	1993	3	50	250	
3	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	200	
4	0255	MBL HOME S	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	300	
5	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
6	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00	100			3	100	7,000	

TOTAL OB/XF														14,900			
882 SW MCCLINTON DR, FORT WHITE																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W76 S31 E76 N31S.													

LAND DESCRIPTION														TOTAL OB/XF													
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	9.39	AC		1.00	1.00	1.00	6,000.00	6,000.00	56,340										
2	6200	A	PASTURE 3	0			0.00	0.00	11.50	AC		1.00	1.00	1.00	280.00	280.00	3,220										
3	5600	A	TIMBER 3	100					13.00	AC		1.00	1.00	1.00	281.00	281.00	3,653										
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	147,000										