S1/2 OF NE1/4 OF NW1/4 LYING S O
& W OF AN UNNMAMED GRADED RD IN
SW1/4 OF NW1/4 OF NE1/4 LYING N

FORFA PAWEL ANDRZEJ/DABEK BARBARA MARIA
882 SW MCCLINTON DR
FORT WHITE, FL 32038

2027

32-6S-17-09828-000

BUILDING CHARACTERISTICS

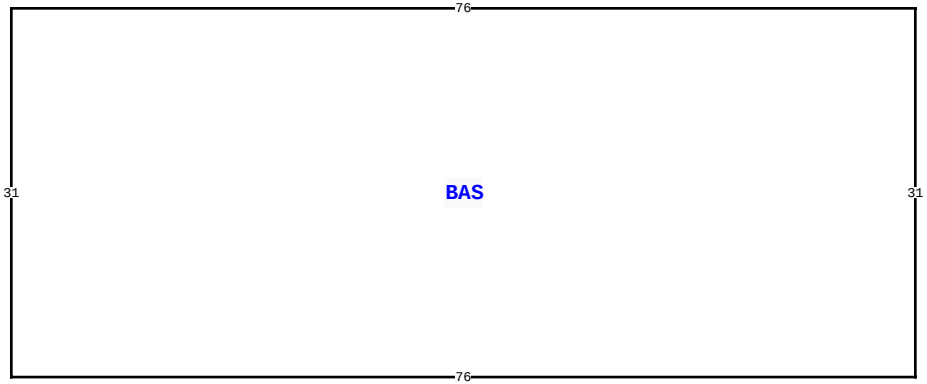
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	150,902
TOTALS	2,356			2,356	150,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	112.9000	105.00	247,380	2009	2009	0	0	0	39.00	61.00

2 MANUF 1 100% - 2024 Heated Area: 2356 HX Base Yr 2024



882 SW MCCLINTON DR, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,902
TOTAL MARKET OB/XF VALUE		14,900
TOTAL LAND VALUE - MARKET		203,340
TOTAL MARKET VALUE		229,015
SOH/AGL Deduction		98
ASSESSED VALUE		228,917
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,506
TOTAL JUST VALUE		369,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,766

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 14,900

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		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							

REVIEW DATE 06/09/2023 BY ME Total Acres: 33.89 Total Land Value: 63,213 Market: 147,000 Agricultural: 6,873 Common: 56,340 PRINTED 11/17/2026 BY SYS