S1/2 OF N1/2 OF SE1/4 OF NW1/4 & OF NW1/4 OF NE1/4 OF SW1/4 N OF DESC ORB 773-2097.

MORRISON DIANA
1016 SW MCCLINTON DR
FORT WHITE, FL 32038

2027

32-6S-17-09828-006

BUILDING CHARACTERISTICS

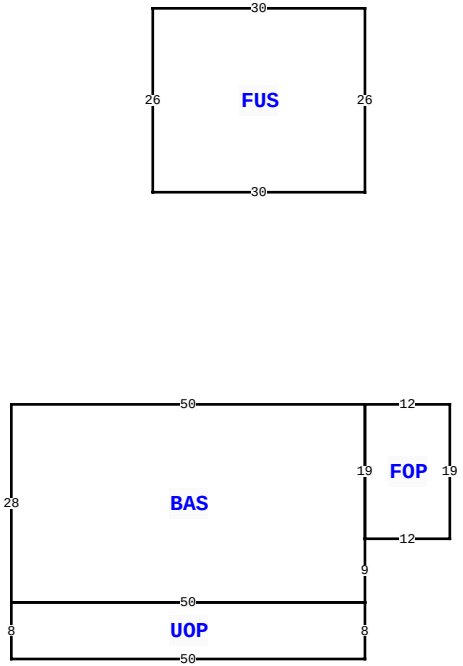
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	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	1,400	100		1,400	111,739
FOP	228	30		68	5,428
FUS	780	100		780	62,254
UOP	400	20		80	6,385
TOTALS	2,808			2,328	185,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,328	111.6276	122.79	285,855	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2180 HX Base Yr



1016 SW MCCLINTON DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,806
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		199,800
TOTAL MARKET VALUE		206,699
SOH/AGL Deduction		91,882
ASSESSED VALUE		114,817
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		58,406
TOTAL JUST VALUE		393,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31332	MAINT/ALTR	70	08/08/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/321	1/05/2023	LE	U	I	14	100

GRANTOR: MORRISON DIANA (ENH L

GRANTEE: MORRISON JAMES PETE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S28 UOP= S8 E50 N8 W50$ E50 N9 FOP= E12 N19 W12 S19$ N19$ PTR=N30 FUS= N26 W30 S26 E30$ S30$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.10	AC		1.00	1.00	1.00	280.00	280.00	2,268							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.10	AC		1.00	1.00	1.00	9,000.00	9,000.00	117,900							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	8.10	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,900							

REVIEW DATE 10/31/2017 BY DF Total Acres: 14.10 Total Land Value: 13,493 Market: 190,800 Agricultural: 4,493 Common: 9,000 PRINTED 11/17/2026 BY SYS