THE S'LY 200 FT OF FOLLOWING DES
OF SE1/4 OF NW1/4 & PART OF W1/2
SW1/4 AS LIES N OF MCCLINTON FAR

MORRISON JAMES PETER/MORRISON DEBORAH D
1428 SW MCCLINTON DR
FORT WHITE, FL 32038

2027

32-6S-17-09828-008

BUILDING CHARACTERISTICS

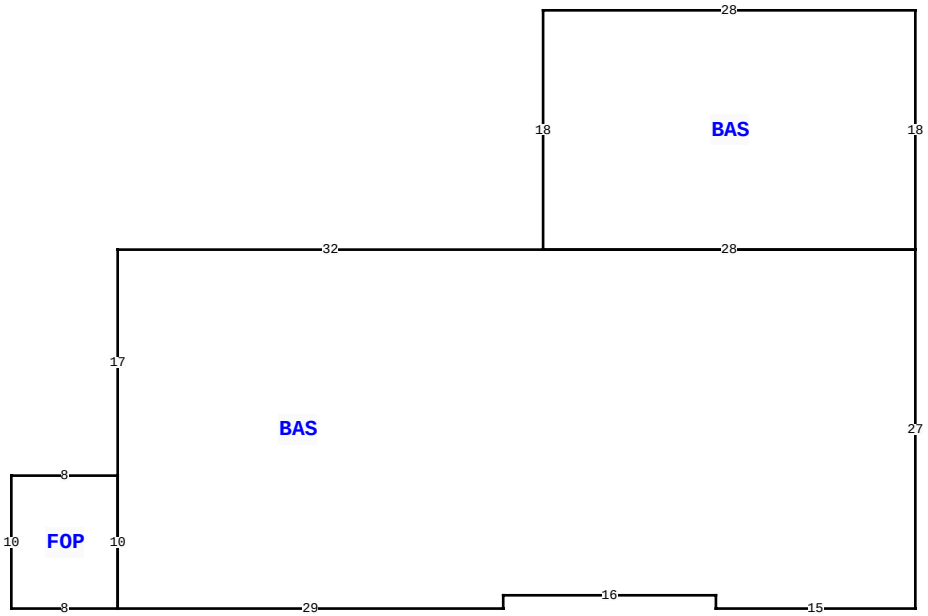
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	32617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	14,261
BAS	1,604	100		1,604	45,387
FOP	80	35		28	792
TOTALS	2,188			2,136	60,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,136	117.9000	70.74	151,101	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 2108 HX Base Yr



1428 SW MCCLINTON DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0040	BARN,POLE	0	100	28	28	784.00	UT	2.00	2.00	100	1993	1993	3	100	1,568	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	100	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		60,440
TOTAL MARKET OB/XF VALUE		8,618
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		93,058
SOH/AGL Deduction		42,901
ASSESSED VALUE		50,157
TOTAL EXEMPTION VALUE	HX HB	25,157
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		93,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7133	M H	60	05/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/1637	8/03/2004	QC	Q	V	06	0
GRANTOR: JAMES MORRISON						
GRANTEE: JAMES PETER MORRISO						
0773/2097	3/30/1993	WD	Q	V	03	0
GRANTOR: JAMES MORRISON						
GRANTEE: JAMES PETER MORRISO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S17 FOP= W8 S10 E8 N10$ S10 E29 N1 E16 S1 E15 N27
BAS= N18 W28 S18 E28$ W28$.

LAND DESCRIPTION

TOTAL OB/XF 8,618

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							

REVIEW DATE 10/31/2017 BY DF Total Acres: 1.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS