

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

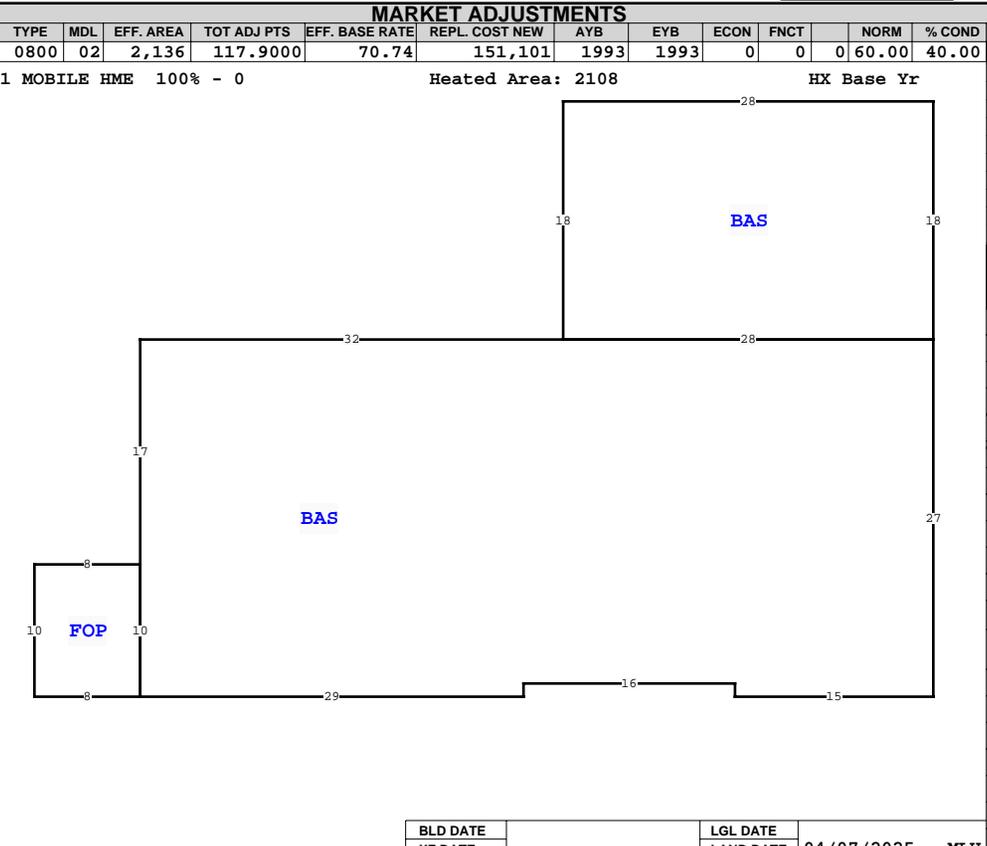
2026

32-6S-17-09828-008


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 Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	504	100	
BAS	1,604	100	
FOP	80	35	
TOTALS	2,188		2,136 60,440

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 0	70.74	151,101	1993	1993	0	0	60.00	40.00

Heated Area: 2108 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		60,440	
TOTAL MARKET OB/XF VALUE		8,618	
TOTAL LAND VALUE - MARKET		21,000	
TOTAL MARKET VALUE		90,058	
SOH/AGL Deduction		41,362	
ASSESSED VALUE		48,696	
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE		23,696	
TOTAL JUST VALUE		90,058	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,058	

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

EXTRA FEATURES		1428 SW MCCLINTON DR, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0040	BARN, POLE	0 100 28 28
2	0296	SHED METAL	0 100 0 0
3	9945	Well/Sept	0 100 0 0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/07/2025	MLU	

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	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	

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																						
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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	21,000							