NW 1/8 GOV LOT 1: ALSO DESC AS C
SEC, RUN WEST 659.15 FT FOR POB
FT, S 665 FT, E 660.90 FT, N 665

MCLEOD KIMBERLEE A/MCLEOD ADAM B
751 SE JACOB CT
FORT WHITE, FL 32038

2026

36-7S-16-04351-021

BUILDING CHARACTERISTICS

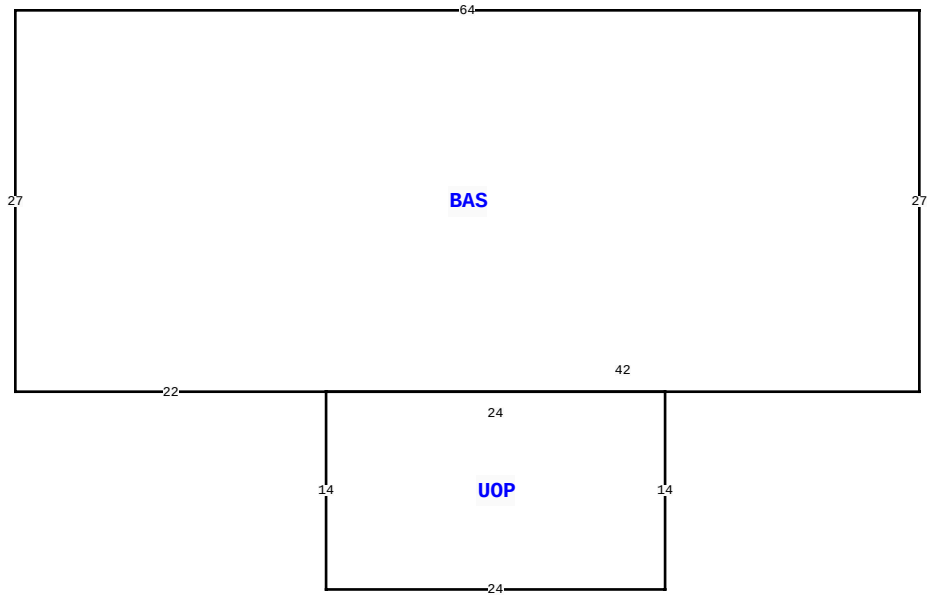
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	37,629
UOP	336	25		84	1,829
TOTALS	2,064			1,812	39,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,812	86.4120	54.44	98,645	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1728 HX Base Yr



858 SW JACOB CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/16/2024 SF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	39,458
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	611,850
TOTAL MARKET VALUE	97,681
SOH/AGL Deduction	4,466
ASSESSED VALUE	93,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,215
TOTAL JUST VALUE	652,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	588,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25819	M H	413	05/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/1507	7/28/2017	WD	U	V	11	100
GRANTOR: BAILEY O MCLEOD						
GRANTEE: ADAM & KIMBERLY MCL						
1336/2248	5/04/2017	QC	U	V	11	100
GRANTOR: DONNA K FRANKENHAUSER						
GRANTEE: ADAM & KIMBERLEE MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E22 UOP= S14 E24 N14 W24$ E42 N27$.

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	0	14	20	280.00	UT	2.50	2.50	100	2010	2010	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.07	AC		1.00	1.00	1.00	281.00	281.00	2,549							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	112.30	AC		1.00	1.00	1.00	445.00	445.00	49,974							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	121.37	AC		1.00	1.00	1.00	5,000.00	5,000.00	606,850							

REVIEW DATE 07/14/2015 BY DF Total Acres: 122.37 Total Land Value: 57,523 Market: 606,850 Agricultural: 52,523 Common: 5,000 PRINTED 05/11/2026 BY SYS