

E1/2 OF W1/2 OF SE1/4 OF NE1/4
AS LIES W OF CO RD. TRACT 7
RUM ISLAND RANCHES, EX RD R/W

STORTINI ALBERT J
1246 SW RUM ISLAND TER
FORT WHITE, FL 32038

2025

35-7S-16-04346-002



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 3																										
Exterior Wall	15	CONC BLOCK 80	0100	01	1,911	122.6818	128.82	246,175	1992	2010	0	0	0	15.60	84.40	VALUATION BY STANDARD																									
Exterior Wall	12	CEDAR 20	1 SINGLE FAM - 100% - 2024													Heated Area: 1750													HX Base Yr 2024												
Roof Structure	08	IRREGULAR 100																																							
Roof Cover	14	PREFIN MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	06	VINYL ASB 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		1.5 100																																							
Frame	01	NONE 100																																							
Stories	1.5	1.5 100																																							
Architectural Units	05	CONV 100																																							
Condition Adj	03	03 100																																							
Kitchen Adjus	01	01 100																																							
Quality	06	06																																							
DOR CODE	0100 SINGLE FAMILY																																								
MAP NUM			MKT AREA		02																																				
NEIGHBORHOOD/LOC	35716.010		1.00/																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	400	100	400	43,490																																					
BAS	625	100	625	67,953																																					
FUS	725	100	725	78,825																																					
UOP	80	20	16	1,739																																					
UOP	96	20	19	2,066																																					
UOP	100	20	20	2,174																																					
UOP	160	20	32	3,479																																					
UOP	369	20	74	8,046																																					
TOTALS	2,555		1,911	207,772																																					
EXTRA FEATURES					1246 SW RUM ISLAND TER, FORT WHITE																																				
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	0011	BARN, BLK A	0 100	12	16	192.00	UT	6.00	6.00	100	0	0	3	100	1,152																										
2	0296	SHED METAL	0 100	12	12	144.00	UT	5.00	5.00	100	1993	1993	3	100	720																										
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																										
4	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200																										
5	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200																										
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900																										
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																										
8	0269	RVP HOOKUP	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,150																										
9	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900																										
10	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																										
LAND DESCRIPTION					TOTAL OB/XF 7,722																																				
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	0100	C	SFR	100		A-1	0.00	0.00	7.21	AC		1.00	1.00	1.00	9,000.00	9,000.00	64,890																								
REVIEW DATE 10/04/2023 BY TP Total Acres: 7.21 Total Land Value: 64,890 Market: 0 Agricultural: 0 Common: 64,890 PRINTED 12/31/2024 BY SYS																																									

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