N1/2 OF NE1/4 OF SW1/4 & N1/2 OF
& THE N 42 AC OF THE W1/2 OF THE

KOON BYRON THOMAS/STUART VIVIEN ANN
507 SW RAMBLING CT
FORT WHITE, FL 32038

2026

20-6S-16-03891-001

BUILDING CHARACTERISTICS

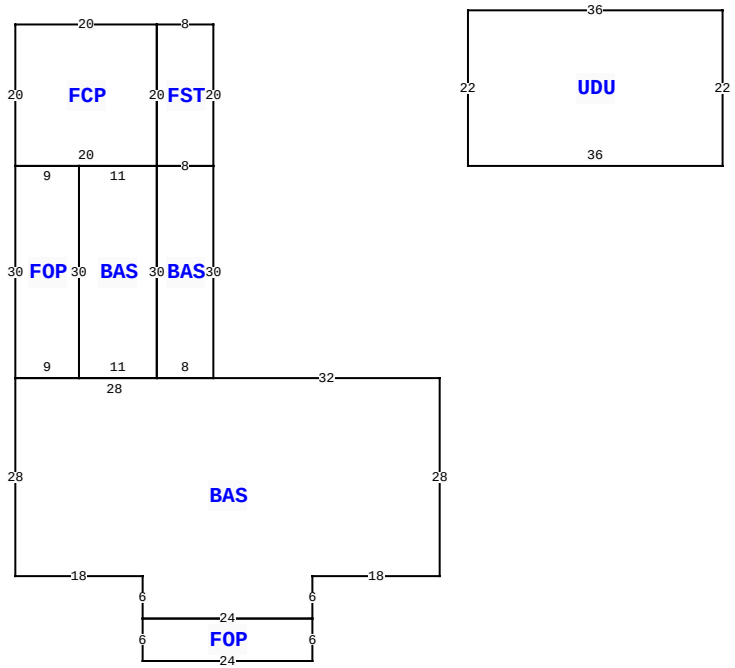
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	19,138
BAS	330	100		330	26,315
BAS	1,824	100		1,824	145,449
FCP	400	25		100	7,974
FOP	144	30		43	3,429
FOP	270	30		81	6,459
FST	160	55		88	7,017
UDU	792	55		436	34,767
TOTALS	4,160			3,142	250,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,142	109.5350	122.68	385,461	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2394 HX Base Yr



507 SW RAMBLING CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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		250,550
TOTAL MARKET OB/XF VALUE		3,160
TOTAL LAND VALUE - MARKET		459,000
TOTAL MARKET VALUE		291,019
SOH/AGL Deduction		115,866
ASSESSED VALUE		175,153
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,431
TOTAL JUST VALUE		712,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		712,710

PRCL:0:1: 911 ADDRESS CHANGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051385	Generator	0	11/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 BAS= N30 FST= N20 W8 FCP= W20 S20 E20 N20$ S20 E8$ W8 BAS= W11 FOP= W9 S30 E9 N30$ S30 E11 N30$ S30 E8$ W28 S28 E18 S6 FOP= S6 E24 N6 W24$ E24 N6 E18 N28$ PTR= N30 E40 UDU= N22 W36 S22 E36$ S30 W40$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0252	LEAN-TO W/	0	100	14	36	504.00	UT	2.00	2.00	65	1993	1993	3	65	655	
5	0252	LEAN-TO W/	0	100	14	36	504.00	UT	2.00	2.00	65	1993	1993	3	65	655	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,160

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	74.00	AC		1.00	1.00	1.00	281.00	281.00	20,794							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	445.00	445.00	12,015							
3	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	101.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	454,500							

REVIEW DATE 06/03/2015 BY DF Total Acres: 102.00 Total Land Value: 37,309 Market: 454,500 Agricultural: 32,809 Common: 4,500 PRINTED 11/07/2025 BY SYS