

LOT 3 RUM ISLAND WOODS S/D.
630-745, 652-346, WD 1218-2594,

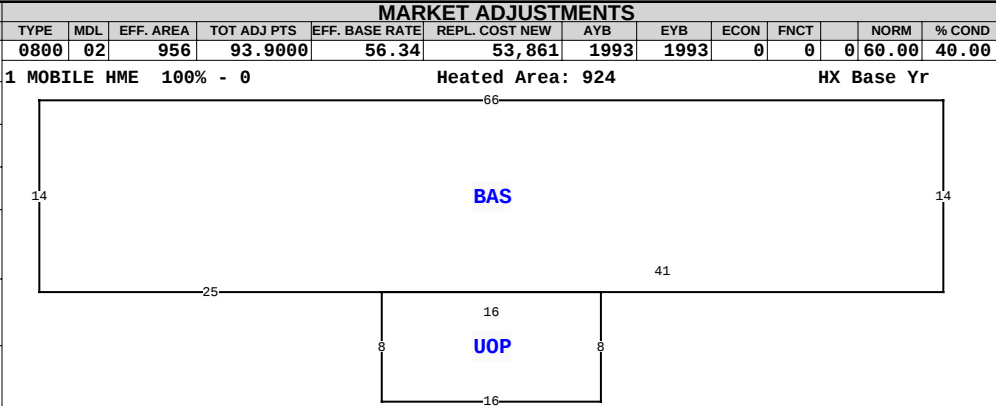
MCGEE CHARLES W/MCGEE IMOGENE
239 SW LIGHTWOOD PL
FORT WHITE, FL 32038

2026

24-7S-16-04313-005

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	0202MOBILE HOME/M HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	924	100
UOP	128	25
TOTALS	1,052	956 21,544



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		51,067	
TOTAL MARKET OB/XF VALUE		13,935	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		105,002	
SOH/AGL Deduction		46,303	
ASSESSED VALUE		58,699	
TOTAL EXEMPTION VALUE		HX HB SX	35,816
BASE TAXABLE VALUE		22,883	
TOTAL JUST VALUE		105,002	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		105,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11447	M H	125	07/26/1996
7543	M H	60	09/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0620	2/15/2019	LE	U	I	14	100
GRANTOR: CHARLES W & IMA JEAN						
GRANTEE: CHARLES W & IMA JEA						
1218/2594	8/03/2011	WD	U	I	11	100
GRANTOR: CHARLES W & IMA JEAN						
GRANTEE: CHARLES W & IMA JEA						

EXTRA FEATURES														
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
1	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100
4	0294	SHED WOOD/	0 100	23	29	667.00	UT	11.00	11.00	40	2010	2010	3	40
5	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100
7	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100

LAND DESCRIPTION														
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
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 13,935														
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