

LOT 5 RUM ISLAND WOODS S/D.
678-166, 838-2496, 839-011, CT 9

ALLISON JAMES MICHAEL/ALLISON CHRISTY L
351 SW LIGHTWOOD PL
FT WHITE, FL 32038

2026

24-7S-16-04313-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,143	100		2,143	204,349
FSP	418	40		167	15,925
FST	94	55		52	4,959
UGR	411	45		185	17,641
UOP	244	20		49	4,672
TOTALS	3,310			2,596	247,546

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,596 115.0520 128.86 334,521 1999 1999 0 0 0 26.00 74.00

1 SINGLE FAM 100% - 2004 Heated Area: 2143 HX Base Yr 2004

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/14/2024 MLU

351 SW LIGHTWOOD PL, FORT WHITE

EXTRA FEATURES															351 SW LIGHTWOOD PL, FORT WHITE		XF DATE INC DATE		LAND DATE AG DATE		05/14/2024		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	0031	BARN, MT AE	0	100	16	40	640.00	UT	7.50	7.50	100	1999	1999	3	100	4,800								
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200								
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	90	1999	1999	3	90	810								
4	0296	SHED METAL	0	100	20	24	480.00	UT	5.00	5.00	80	0	0	3	80	1,920								
5	0263	PRCH, USP	0	100	16	16	256.00	UT	12.50	12.50	90	0	0	3	90	2,880								
6	0166	CONC, PAVMT	0	100	0	0	360.00	UT	2.00	2.00	80	0	0	3	80	576								

LAND DESCRIPTION										TOTAL OB/XF							12,186	
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	LA VAL	
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00		
REVIEW DATE		07/10/2015		BY DF		Total Acres: 4.01			Total Land Value: 40,000			Market: 0			Agricultural: 0			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				247,546	
TOTAL MARKET OB/XF VALUE				12,186	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				299,732	
SOH/AGL Deduction				120,325	
ASSESSED VALUE				179,407	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				128,685	
TOTAL JUST VALUE				299,732	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				303,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053656	Roof Replacement	22,333	07/25/2025
14822	SFR	510	12/08/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/0288	11/02/2006	QC	Q	I	01	100
GRANTOR: JAMES M ALLISON & CHR						
GRANTEE: JAMES M ALLISON & C						
1000/1160	11/20/2003	WD	Q	I	03	125,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: JAMES M ALLISON & C						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W16 FSP= W22 S19 E22 N19\$ S19 W22 UGR= N5 FST= N14 W7 S11 D3 R3 E4\$ W4 L3 U3 N11 W14 S24 E21 N5\$ S5 W21 S30 E9 UOP= S7 D10 R16 R16 U10 N7 W6 S4 D6 L10 L10 U6 N4 W6\$ E6 S4 D6 R10 R10 U6 N4 E15 N29 E9 N25\$.														