LOT 7 RUM ISLAND WOODS S/D.
707-357, 790-1263, TD 903-2433,

MCDADE JENNIFER LEE
443 SW LIGHTWOOD PLACE
FORT WHITE, FL 32038

2026

24-7S-16-04313-009

BUILDING CHARACTERISTICS

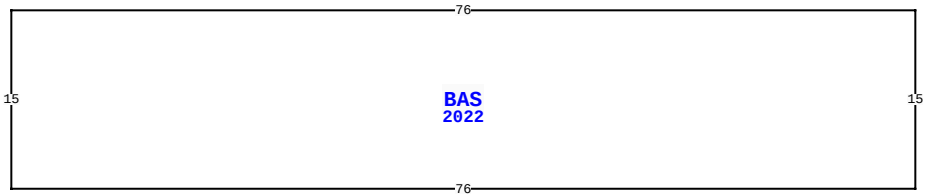
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,140	100	2022	1,140	121,686
TOTALS	1,140			1,140	121,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	113.5000	112.36	128,090	2022	2022	0	0	0	5.00	95.00

3 MANUF 2 100% - 2022 Heated Area: 1140 HX Base Yr 2022



443 SW LIGHTWOOD PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 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		121,686
TOTAL MARKET OB/XF VALUE		10,108
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		171,794
SOH/AGL Deduction		34,988
ASSESSED VALUE		136,806
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,084
TOTAL JUST VALUE		171,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043149	Mobile Home		11/11/2021
17108	M H	125	06/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1438	6/21/2022	QC	U	I	11	100
GRANTOR: MCDADE ARTHUR F						
GRANTEE: MCDADE ARTHUR F						
1450/1164	10/12/2021	WD	U	I	37	30,000
GRANTOR: ANZALONE RICHARD G						
GRANTEE: MCDADE ARTHUR F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=21,12] E76 S15 W76 N15 $
.

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	12	24	168.00	UT	7.50	7.50	100	2003	2003	3	100	1,260	
2	0070	CARPORT UF	0	100	20	22	440.00	UT	3.00	3.00	100	2003	2003	3	100	1,320	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	12	22	264.00	UT	2.00	2.00	100	2003	2003	3	100	528	

LAND DESCRIPTION

TOTAL OB/XF 10,108

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2022 BY JB Total Acres: 4.07 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS