LOT 8 RUM ISLAND WOODS S/D.

583-474, 914-432, WD 1367-2169,

BALLANCE PHILIP
479 SW LIGHTWOOD PL
FORT WHITE, FL 32038

2026

24-7S-16-04313-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

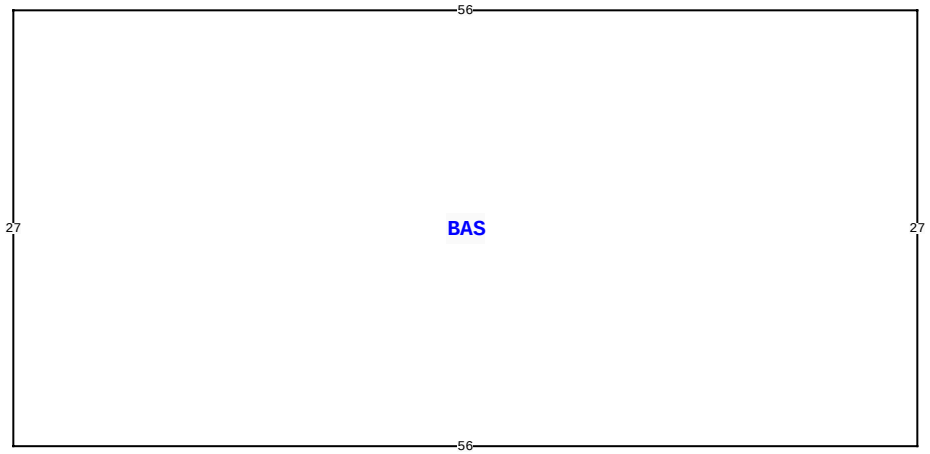
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,512	100		1,512	176,462
TOTALS	1,512			1,512	176,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	1,512	117.0000	122.85	185,749	2022	2022	0	0	0	5.00	95.00

1 MANUF 4 50% - 2023 Heated Area: 1512 HX Base Yr 2023



479 SW LIGHTWOOD PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,462
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		227,462
SOH/AGL Deduction		937
ASSESSED VALUE		226,525
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		175,803
TOTAL JUST VALUE		227,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043098	Mobile Home		11/03/2021
33589	M H	375	11/25/2015
16368	PUMP/UTPOL	30	12/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1533/2712	2/21/2025	QC	U	I	11	100
GRANTOR: POWERS ECHO						
GRANTEE: BALLANCE PHILIP						
1461/1767	3/10/2022	WD	Q	I	01	235,000
GRANTOR: THOMAS MARY F						
GRANTEE: POWERS ECHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,16] E56 S27 W56 N27 $
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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	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	50		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	40,000.00	44,000.00	44,000							

REVIEW DATE 12/30/2021 BY JB Total Acres: 5.33 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 10/02/2025 BY SYS