

LOT 13 RUM ISLAND WOODS S/D.
679-531, 694-291, 738-217, 766
-128, 808-1708, 974-1652, FJ

ALEXANDER LASHUNDA
382 SW LIGHTWOOD PL
FORT WHITE, FL 32038

2026

24-7S-16-04313-015



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		02	02 100		
Kitchen Adjus		01	01 100		
Quality		04	04		
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	1,782	100		1,782	34,336
FOP	360	35		126	2,428

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,908	80.2845	48.17	91,908	1990	1990	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2010 Heated Area: 1782 HX Base Yr 2010											
382 SW LIGHTWOOD PL, FORT WHITE											

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 3								Tax Dist:					
BUILDING MARKET VALUE								36,763					
TOTAL MARKET OB/XF VALUE								13,150					
TOTAL LAND VALUE - MARKET								44,000					
TOTAL MARKET VALUE								93,913					
SOH/AGL Deduction								50,520					
ASSESSED VALUE								43,393					
TOTAL EXEMPTION VALUE								HX HB		25,000			
BASE TAXABLE VALUE								18,393					
TOTAL JUST VALUE								93,913					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								93,913					
SALE:3:1: LOT 13 RUM ISLAND WOODS.													
SALE:2:1: LOT 13 RUM ISLAND WOODS S/D													
PRMT:1:1: 26X66													
XFOB:1:1: OAKS MH													
PERMIT NUM		DESCRIPTION				AMT		ISSUED					
7632		M H				60		09/27/1993					
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1330/1837		2/09/2017		FJ	U	I	18	0					
GRANTOR: CLERK OF COURT													
GRANTEE: LASHUNDA ALEXANDER													
0974/1652		2/07/2003		WD	Q	I		66,000					
GRANTOR: JAMES R & BARBARA CAR													
GRANTEE: EDWARD JR & LASHUND													
BUILDING NOTES													