

LOT 15 RUM ISLAND WOODS S/D.
ORB 635-405, 761-1626,
781-1088, CT 818-1504, 833-629

POSSUM GLEN ENTERPRISES LLC
27110 NW 203RD PLACE
HIGH SPRINGS, FL 32643

2026

24-7S-16-04313-017



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																
Exterior Wall	31	VINYL SID 100	0800	02	924	113.9000	68.34	63,146	2000	2000	0	0	0	60.00	40.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 0% - 0														Heated Area: 924 HX Base Yr														
Roof Cover	03	COMP SHNGL 100	14 66 66 14 BAS														VALUATION SUMMARY														
Interior Wall	05	DRYWALL 100															Tax Group: 3 Tax Dist:														
Interior Floo	14	CARPET 90															BUILDING MARKET VALUE 25,258														
Interior Floo	08	SHT VINYL 10															TOTAL MARKET OB/XF VALUE 8,600														
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 40,000														
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 73,858														
Bedrooms		3 100															SOH/AGL Deduction 13,987														
Bathrooms		2 100															ASSESSED VALUE 59,871														
Stories	1.	1. 100															TOTAL EXEMPTION VALUE 0														
Architectual Units	01	CONV 100 0 100															BASE TAXABLE VALUE 59,871														
			TOTAL JUST VALUE 73,858																												
			NCON VALUE 0																												
			INCOME VALUE																												
			PREVIOUS YEAR MKT VALUE 73,858																												
			SALE:3:1: FORECLOSURE																												
			SALE:2:1: LOT 15 RUM ISLAND WOODS																												
			LAND:1:1: 4.01 AC.																												
			SALE:1:1: FORECLOSURE																												
Quality	05	05	PERMIT NUM DESCRIPTION AMT ISSUED																												
DOR CODE	0200 MOBILE HOME		31409 M H 371 08/30/2013																												
MAP NUM																															
NEIGHBORHOOD/LOC	24716.010 1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	924	100		924	25,258																										
TOTALS					924		924	25,258																							
EXTRA FEATURES					176 SW SPOONBILL CT, FORT WHITE																										
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000															
2	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600															
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000														
REVIEW DATE 07/13/2015 BY DF Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/02/2025 BY SYS																															

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/14/2024 MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

1251/11093/15/2013WDU V 1618,000

GRANTOR: JOEL PHELPS (MARR'D)

GRANTEE: POSSUM GLEN ENTERPR

0949/17193/01/2002WDQU V21,900

GRANTOR: GLENN

GRANTEE: PHELPS, MATTHEWS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14\$.