

LOT 21 RUM ISLAND WOODS S/D.
561-75, PB 1477-543

REYES JULIO E
450 SW SPOONBILL CT
FT WHITE, FL 32038

2025

24-7S-16-04313-023

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	24716.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,934	100
UOP	528	25
TOTALS	2,462	2,066
		58,460

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,066	117.9000	70.74	146,149	1995	1995	0	0	0	60.00	40.00	
1 MOBILE HME - 100% - 1996				Heated Area: 1934				HX Base Yr 1996					

UOP

BAS

27

14

23

14

8

27

6

33

16

16

54

BLD DATE		LGL DATE	05/14/2024	MLU
----------	--	----------	------------	-----

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0190	FPLC PF	0	100	0	0		1.00	1,200.00	100	1995	1995	3
2	0130	CLFENCE 5	0	100	0	0		210.00	3.00	100	1995	1995	3
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3
4	0210	GARAGE U	0	100	30	30		900.00	16.00	100	2010	2010	3
5	0294	SHED WOOD/	0	100	0	0		1.00	0.00	100	2015	2015	3
6	0080	DECKING	0	100	0	0		1.00	0.00	100	2015	2015	3

TOTAL OB/XF													
23,930													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00

TOTAL OB/XF													
23,930													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		58,460	
TOTAL MARKET OB/XF VALUE		23,930	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		122,390	
SOH/AGL Deduction		51,180	
ASSESSED VALUE		71,210	
TOTAL EXEMPTION VALUE		51,210	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		122,390	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		110,816	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9600	M H	125	04/13/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES						
----------------	--	--	--	--	--	--

BUILDING DIMENSIONS						
BAS= W6 UOP= N16 W33 S16 E33\$ W54 S27 E1 S14 E23 N14 E1 N1E8 S1 E27 N27\$.						