

LOT 22 RUM ISLAND WOODS S/D.
574-434, 601-89, 793-2117, QC 12

SCOTT WILLIAM G
174 SW LYNN SHERMAN TER
FORT WHITE, FL 32038

2026

24-7S-16-04313-024



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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	01	01 100
Kitchen Adjus	01	01 100

Quality	01	01
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	24716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	12,251
FOP	80	35		28	275
USP	200	35		70	687
TOTALS	1,528			1,346	13,212

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,346	54.5400	32.72	44,041	1971	1971	0	0	10	60.00	30.00
1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr												
443 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	

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

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		00	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		13,212	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		60,212	
SOH/AGL Deduction		19,455	
ASSESSED VALUE		40,757	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		40,757	
TOTAL JUST VALUE		60,212	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,212	
LAND:1:1: 4.01 AC.			
SALE:1:1: WD REPLACING AGREEMENT			
XFOB:1:1: PKWA MH			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046793	Electrical Servic	0	03/21/2023
000043389	Electrical Servic	0	12/15/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1345/2059	10/05/2017	WD	Q	I	01	20,000	
GRANTOR: RONALD A MARTIN							
GRANTEE: WILLIAM G SCOTT							
1224/2782	11/09/2011	QC	U	I	11	100	
GRANTOR: GERALDINE S MARTIN							
GRANTEE: RONALD A MARTIN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W30 USP= N10 W20 S10 E20\$ W22 S24 E11 FOP= S8 E10 N8 W10\$ E41 N24\$.									