

AKA LOT 12 RUM ISLAND RANCHES UN
OF NW1/4 OF NE1/4, RUN S 1271.51
R/W CR-138, W ALONG R/W 328.45 F

SHINE GARY LEE/SHINE CHERRI FRAN
1415 SW COUNTY RD 138
FORT WHITE, FL 32038

2026

25-7S-16-04321-009



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														
Exterior Wall	16	WD FR STUC 100	0100	01	3,021	104.5660	117.11	353,789	1993	1993	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0													Heated Area: 2407													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
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																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Architectual	05	CONV 100																											
Units		0 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	0100		SINGLE FAMILY																										
MAP NUM			MKT AREA		02																								
NEIGHBORHOOD/LOC	25716.020		1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,407	100		2,407	183,225																								
FGR	480	55		264	20,096																								
FOP	38	30		11	837																								
FSP	600	40		240	18,269																								
UDU	180	55		99	7,536																								
TOTALS	3,705			3,021	229,963																								
EXTRA FEATURES					1415 SW COUNTY ROAD 138 , 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	0166	CONC, PAVMT	0 100	16	20	320.00	UT	1.40	1.40	100	0	0	3	100	448														
2	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500														
3	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000														
4	0040	BARN, POLE	0 100	36	16	576.00	UT	2.50	2.50	100	2010	2010	3	100	1,440														
5	0252	LEAN-TO W/	0 100	10	48	480.00	UT	1.50	1.50	100	2010	2010	3	100	720														
6	0280	POOL R/CON	0 100	15	30	450.00	UT	70.00	70.00	100	2021	2020		91	28,665														
7	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800														
TOTAL OB/XF 39,573																													
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	0100	C	SFR	100		A-1	0.00	0.00	9.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	86,400												
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090												
REVIEW DATE 03/14/2023 BY TW Total Acres: 14.61 Total Land Value: 131,490 Market: 0 Agricultural: 0 Common: 131,490 PRINTED 11/19/2025 BY SYS																													