E1/2 OF W1/2 OF NW1/4 OF NW1/4 E
LOT 2 RUM ISLAND RANCHES S/D UNR

WOOTEN CHELSEA
2025 SW CR 138
FORT WHITE, FL 32038

2026

25-7S-16-04321-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

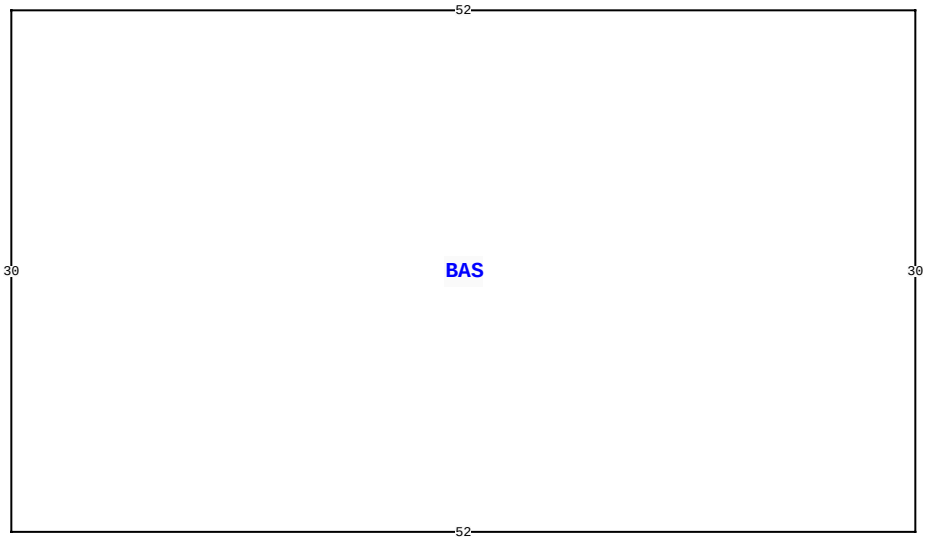
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25716.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	148,656
TOTALS	1,560			1,560	148,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	107.07	167,029	2020	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 1560 HX Base Yr 2020



2025 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,656
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		186,116
SOH/AGL Deduction		42,057
ASSESSED VALUE		144,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,337
TOTAL JUST VALUE		250,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,996

LAND:1:1: LOT 2

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/1496	5/16/2019	WD	Q	V	03	45,000
GRANTOR: LYNNE GAIL LUNDBERG						
GRANTEE: CHELSEA WOOTEN						
0768/1894	12/08/1992	QC	Q	V	01	0
GRANTOR: R W LUNDBERG						
GRANTEE: LYNNE GAIL LUNDBERG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

EXTRA FEATURES

LN	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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	28,500							
2	6200	A	PASTURE 3	100					7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	9910	M	MKT.VAL.AG	100					7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500							

REVIEW DATE 08/14/2019 BY RP Total Acres: 10.00 Total Land Value: 30,460 Market: 66,500 Agricultural: 1,960 Common: 28,500 PRINTED 11/19/2025 BY SYS