THE N1/2 OF THE E1/2 OF W1/2 OF
(AKA N1/2 23 RUM ISLAND RANCHES

GAY TIMOTHY P
2000 SW COUNTY ROAD 138
FORT WHITE, FL 32038

**2026**

**25-7S-16-04321-017**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

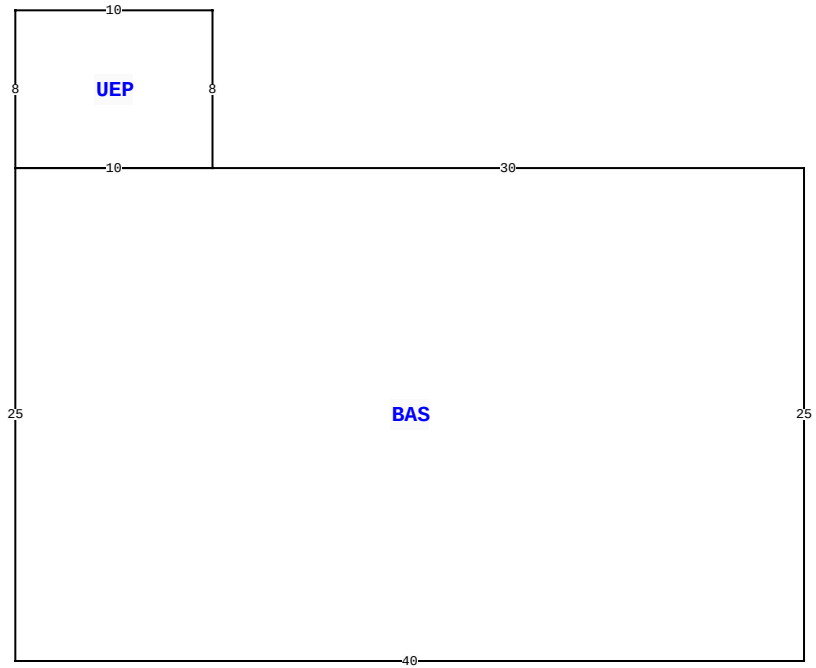
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 0200 | MOBILE HOME |
| 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 | 1,000 | 100 | | 1,000 | 27,096 |
| UEP | 80 | 70 | | 56 | 1,517 |
| TOTALS | 1,080 | | | 1,056 | 28,613 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,056 | 112.9000 | 67.74 | 71,533 | 1990 | 1990 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2026 Heated Area: 1000 HX Base Yr 2026




2000 SW COUNTY ROAD 138 , FORT WHITE

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 28,613 |
| TOTAL MARKET OB/XF VALUE | | 15,480 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 94,093 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 94,093 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 38,371 |
| TOTAL JUST VALUE | | 94,093 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 47,037 |

XFOB:1:1: 1990 SPRI MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16191 | M H | 125 | 10/28/1999 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1549/1411 | 9/15/2025 | PB | U | I | 18 | 0 |

GRANTOR: CLERK OF COURT (GAY E
GRANTEE: GAY TIMOTHY P

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W30 UEP= N8 W10 S8 E10$W10 S25 E40 N25$.

### 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 | 0021 | BARN,FR AE | 0 | 100 | 24 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0021 | BARN,FR AE | 0 | 100 | 18 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 5 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 3.00 | 3.00 | 100 | 1993 | 1993 | 3 | 100 | 1,080 | |
| 8 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 400 | |

### LAND DESCRIPTION

TOTAL OB/XF 15,480

| 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 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 40,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |

REVIEW DATE 07/23/2015 BY TW Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS