W1/2 OF E1/2 OF SW1/4 OF SE1/4 (
RUM ISLAND RANCHES UNREC).

GRANJA FAUSTO/GRANJA CARMEN
734 SW FEATHER LN
FORT WHITE, FL 32038

2026

25-7S-16-04321-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		1 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

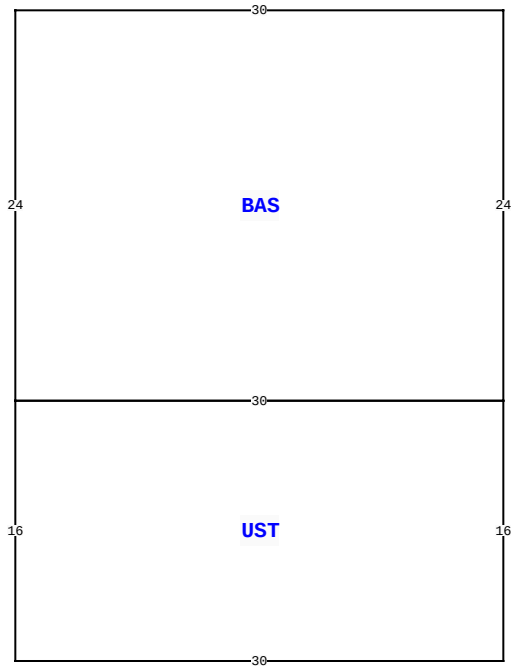
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25716.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	66,832
UST	480	45		216	20,049
TOTALS	1,200			936	86,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	936	123.7600	99.01	92,673	2020	2020	0	0	0	6.25	93.75

1 SFR/PREMTL 100% - 2022 Heated Area: 720 HX Base Yr 2022



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

734 SW FEATHER LN, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,635
TOTAL MARKET OB/XF VALUE		11,952
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		315,587
SOH/AGL Deduction		37,926
ASSESSED VALUE		277,661
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		221,939
TOTAL JUST VALUE		315,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39954	ELECTRICAL	0	06/16/2020
27069	SFR	595	06/06/2008
41391	MH		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/2040	1/04/2021	WD	Q	I	03	185,000
GRANTOR: MCLEOD MICHAEL A						
GRANTEE: GRANJA FAUSTO						
1410/2400	4/30/2020	WD	Q	I	03	75,000
GRANTOR: FRANK F & BETTY ABRAM						
GRANTEE: MICHAEL A MCLEOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,7] W30 S24 E30 N24 $
UST=[ORIG=80,31] W30 S16 E30 N16 $
.

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	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2020		100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	984.00	UT	3.00	3.00	100	2021	2020		100	2,952	
3	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 11,952

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	0100	C	SFR	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 07/20/2020 BY BC Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 10/02/2025 BY SYS

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FORT WHITE, FL 32038

2026

25-7S-16-04321-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

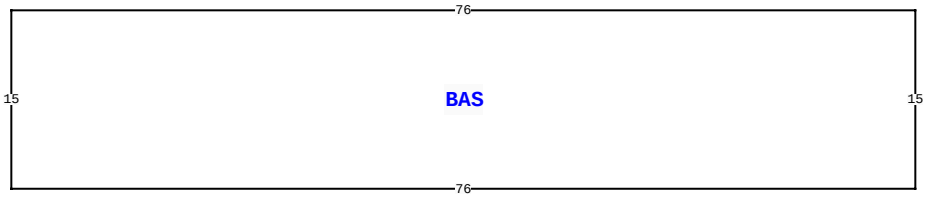
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,140	100		1,140	121,754
TOTALS	1,140			1,140	121,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	116.0000	114.84	130,918	2021	2021	0	0	0	7.00	93.00

2 MANUF 2 0% - 2022 Heated Area: 1140 HX Base Yr 2022



734 SW FEATHER LN, FORT WHITE

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: GRANJA FAUSTO						
1410/2400	4/30/2020	WD	Q	I	03	75,000
GRANTOR: FRANK F & BETTY ABRAM						
GRANTEE: MICHAEL A MCLEOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=20,12] E76 S15 W76 N15 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/20/2020 BY BC Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 10/02/2025 BY SYS