W1/2 OF W1/2 OF SE1/4 OF SW1/4 E
(AKA TRACT 52 RUM ISLAND RANCHES

LUCAS MARY K/MCGRAW KARLY M
380 SW FEATHER LN
FORT WHITE, FL 32038

2026

25-7S-16-04321-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

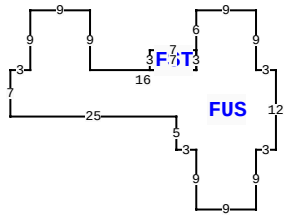
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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/

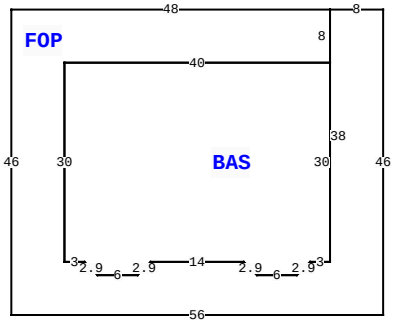
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	116,348
FOP	1,344	30		403	38,059
FST	21	55		12	1,133
FUS	598	100		598	56,474
TOTALS	3,195			2,245	212,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,245	116.3030	130.26	292,434	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2004 Heated Area: 1830 HX Base Yr 2004





380 SW FEATHER LN, 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		212,015
TOTAL MARKET OB/XF VALUE		7,292
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		304,807
SOH/AGL Deduction		84,158
ASSESSED VALUE		220,649
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		164,927
TOTAL JUST VALUE		304,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16975	SFR	305	05/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/308	2/16/2021	QC	U	I	11	100
GRANTOR: LUCAS MARY KAY						
GRANTEE: LUCAS MARY K						
1412/0503	4/29/2020	QC	U	I	30	100
GRANTOR: ROBERT E & MARY KAY L						
GRANTEE: MARY KAY LUCAS & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S30 E3 D2 R2 E6 R2 U2 E14 D2 R2 E6 R2 U2 E3 N30$ FOP= N8 W48 S46 E56 N46 W8 S38 W3 D2 L2 W6 L2 U2 W14 D2 L2 W6 L2 U2 W3 N30 E40$ PTR= N30 FUS= N9 E3 N12 W3 N9 W9 S6 FST= W7 S3 E7 N3$ S3 W16 N9 W9 S9 W3 S7 E25 S5 E3 S9 E9$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	0040	BARN,POLE	0	100	24	58	1,392.00	UT	2.50	2.50	90	2010	2010	3	90	3,132	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
5	0040	BARN,POLE	0	100	24	40	960.00	UT	2.50	2.50	90	2010	2010	3	90	2,160	

LAND DESCRIPTION

TOTAL OB/XF 7,292

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	10.00	AC		1.00	1.00	0.90	9,500.00	8,550.00	85,500							

REVIEW DATE 07/24/2015 BY TW Total Acres: 10.00 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 11/20/2025 BY SYS