N1/2 OF S1/2 OF NW1/4 OF SW1/4 E
(AKA TRACT 27 RUM ISLAND RANCHES

HURSEY CARLY C/HURSEY ADAM D
507 SW RUM ISLAND TER
FORT WHITE, FL 32038

2026

25-7S-16-04321-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

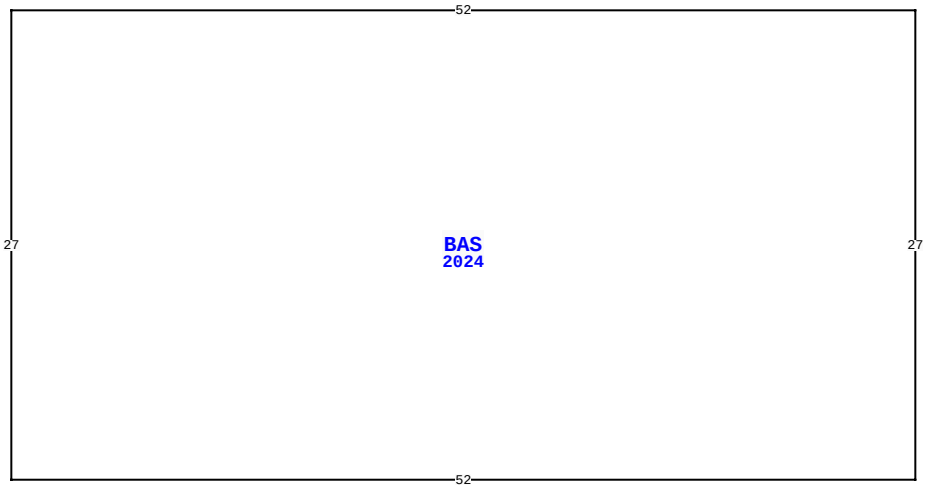
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
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	1,404	100	2024	1,404	64,734
TOTALS	1,404			1,404	64,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0202	02	1,404	103.5000	102.46	143,854	1996	1996	0	0	10	45.00	45.00

2 MANUF 2 100% - 2024 Heated Area: 1404 HX Base Yr 2024



507 SW RUM ISLAND TER, 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		64,734
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		166,734
SOH/AGL Deduction		11,951
ASSESSED VALUE		154,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,061
TOTAL JUST VALUE		166,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,734

LAND:1:1: LOT 27

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048076	Mobile Home		09/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/1500	3/09/2018	WD	Q	V	01	48,000
GRANTOR: AMY TOWNSEND						
GRANTEE: CARLY C & ADAM D HU						
1336/2421	5/06/2017	WD	Q	V	01	47,500
GRANTOR: LEWIS J & JANE PYTEL						
GRANTEE: AMY TOWNSEND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,12] E52 S27 W52 N27 $
.

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	2024	2023		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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 02/02/2024 BY JB Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/20/2025 BY SYS