W1/2 OF S1/2 OF S1/2 OF SW1/4 OF
(AKA W1/2 OF LOT 56 RUM ISLAND R

RHODES PAUL J/COLE GLENDA C
791 SW RUM ISLAND TER
FORT WHITE, FL 32038

2026

25-7S-16-04321-037

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

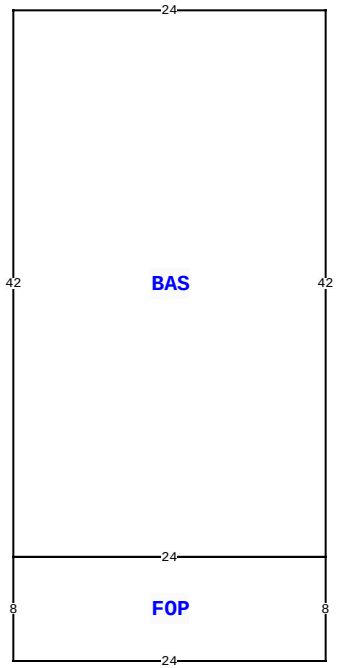
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	1,008	100		1,008	84,429
FOP	192	30		58	4,858
TOTALS	1,200			1,066	89,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,066	115.0560	128.86	137,365	1976	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1008 HX Base Yr 2009



141 SW NACHO GLN, 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		89,287
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		140,687
SOH/AGL Deduction		52,321
ASSESSED VALUE		88,366
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,644
TOTAL JUST VALUE		140,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24664	REMODEL	65	06/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1149/0891	4/28/2008	WD	Q	I		139,000

GRANTOR: GLEN W DOBBS & MAUDIE
GRANTEE: PAUL J RHODES & GLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S42 FOP= S8 E24 N8 W24$ E24 N42$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	0040	BARN,POLE	0	100	0	0	2.00	UT	250.00	250.00	100	2010	2010	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 07/24/2015 BY TW Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS