S1/2 OF W1/2 OF E1/2 OF SW1/4 OF
(AKA LOT 14-B RUM ISLAND RANCHES

ANDERS WAYNE T/ANDERS DANA L
242 SW GEMINI GLEN
FORT WHITE, FL 32038

2026

25-7S-16-04321-038

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

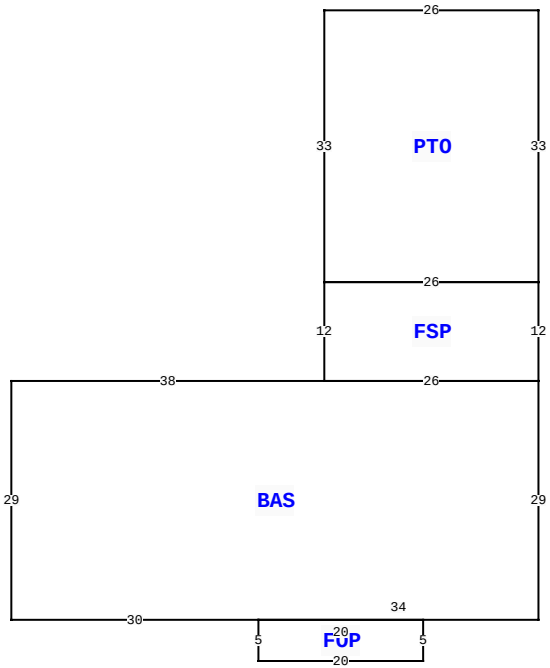
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,856	100		1,856	139,194
FOP	100	30		30	2,250
FSP	312	40		125	9,375
PTO	858	5		43	3,225
TOTALS	3,126			2,054	154,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	103.0140	115.38	236,991	1986	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1856 HX Base Yr 2003



242 SW GEMINI 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		154,044
TOTAL MARKET OB/XF VALUE		26,396
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		230,440
SOH/AGL Deduction		90,713
ASSESSED VALUE		139,727
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		84,005
TOTAL JUST VALUE		230,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049615	Roof Replacement	14,300	04/15/2024
40066	REMODEL	0	06/30/2020
38147	M H	375	05/21/2019
24279	MAINT/ALTR	60	03/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1517/2504	6/18/2024	LE	U	I	14	100
GRANTOR: ANDERS DANA L (ENH LI						
GRANTEE: CAMPBELL DONNA LYNN						
0957/2580	7/12/2002	WD	Q	I		139,800
GRANTOR: BOYD'S						
GRANTEE: WAYNE & DANA ANDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S29 E30 FOP= S5 E20 N5 W20$ E34 N29 FSP= N12 PTO= N33 W26 S33 E26$ W26 S12 E26$ W26$.

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	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1986	1986	3	40	14,336	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	30	18	540.00	UT	3.00	3.00	100	1993	1993	3	100	1,620	
5	0040	BARN,POLE	0	100	16	32	512.00	UT	2.50	2.50	50	1993	1993	3	50	640	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	50	1993	1993	3	50	1,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 26,396

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 08/04/2020 BY BC Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/16/2025 BY SYS