W1/2 OF W1/2 OF SW1/4 OF SE1/4 (
UNIT 1 RUM ISLAND RANCHES UNREC)

GROSS JANE TRUSTEE
2862 FAIRGREEN DR
MIAMI, FL 33140-4313

2026

25-7S-16-04321-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

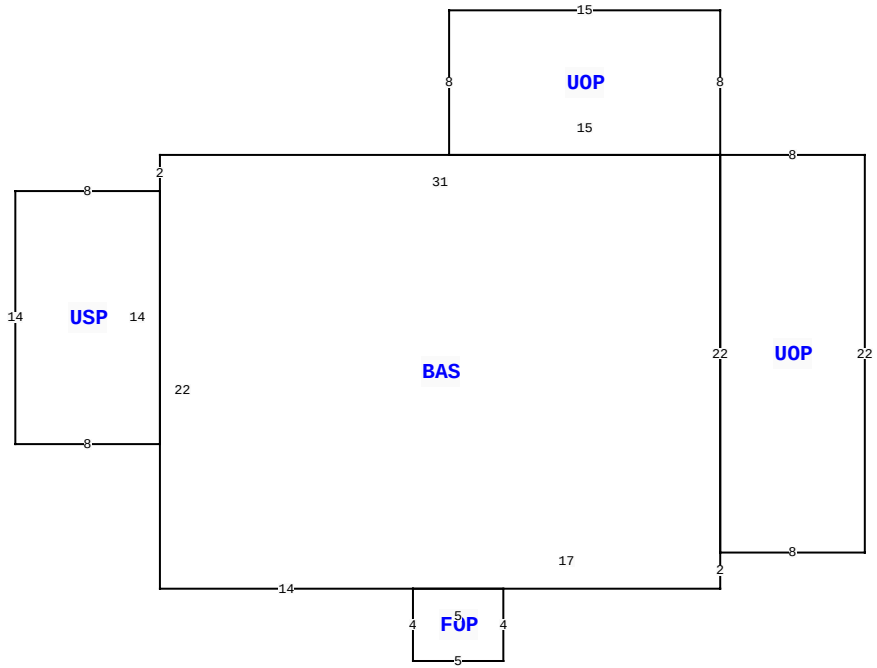
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	744	100		744	57,413
FOP	20	30		6	463
UOP	120	20		24	1,852
UOP	176	20		35	2,701
USP	112	35		39	3,010
TOTALS	1,172			848	65,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	848	106.0000	118.72	100,675	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 744 HX Base Yr



634 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	65,439
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	160,439
SOH/AGL Deduction	22,098
ASSESSED VALUE	138,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,341
TOTAL JUST VALUE	160,439
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,439

LAND:1:1: LOT 48

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048480	Remodel	7,255	10/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0940/0472	9/24/2001	WD	Q	I	01	100
GRANTOR: JANE GROSS						
GRANTEE: JANE GROSS TRUSTEE						
0918/1150	1/10/2001	PR	Q	I	01	100
GRANTOR: ROBERT KOPPEN PR						
GRANTEE: JANE GROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S2 USP= W8 S14 E8 N14$ S22 E14 FOP= S4 E5 N4 W5$ E17 N2 UOP= E8 N22 W8 S22$ N22 UOP= N8 W15 S8 E15$.

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
1	0100	C	SFR	0		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 07/24/2015 BY TW Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 10/14/2025 BY SYS