

E1/2 OF NE1/4 OF SW1/4 OF NE1/4.
13-A UNIT RUM ISLAND RANCHES UNR

SPENCE-THOMAS DEBRA L
1422 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2026

25-7S-16-04321-040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE 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	1,795	100		1,795	38,700
UOP	47	25		12	259
UOP	364	25		91	1,962
TOTALS	2,206			1,898	40,921

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0021	BARN, FR AE	0 100	24	24	576.00	UT	4.00	4.00	50	0	0	3	50	1,152	
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0102	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,898	89.8290	53.90	102,302	1991	1991	0	0	0 60.00	40.00	
1 MOBILE HME 100% - 0 Heated Area: 1795 HX Base Yr												
1422 SW COUNTY ROAD 138 , FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/14/2024 MLU												

TOTAL OB/XF												
8,502												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		3			
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 3				Tax Dist:					
BUILDING MARKET VALUE				40,921					
TOTAL MARKET OB/XF VALUE				8,502					
TOTAL LAND VALUE - MARKET				50,000					
TOTAL MARKET VALUE				99,423					
SOH/AGL Deduction				44,859					
ASSESSED VALUE				54,564					
TOTAL EXEMPTION VALUE				HX HB		29,564			
BASE TAXABLE VALUE				25,000					
TOTAL JUST VALUE				99,423					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				99,423					
XFOB:3:1: HOMES OF MERIT MH/TRIPLE WIDE-INCLUDES 6									
XFOB:2:1: HOMES OF MERIT MH/TRIPLE WIDE-INCLUDES 2									
SALE:1:1: HUSB TO WIFE									
BLDG:1:1: HOMES OF MERIT MH									
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
000049603		Mobile Home				04/11/2024			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST		Q / V / RSN U I CD		SALE PRICE	
0838/1180		4/04/1997		WD		Q I 03		11,400	
GRANTOR: ALAN C SPENCE-THOMASL									
GRANTEE: DEBRA L SPENCE-THOM									
0518/0496		8/01/1983		WD		Q V		16,500	
GRANTOR:									
GRANTEE:									

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS= W23 UOP= N1 W26 S14 E26 N13\$ S13 W26 S27 E16 N1E16 S1 E24 N27 UOP= N5 W3 N3 W4 S8 E7\$ W7 N13\$.			