

N1/2 OF W1/2 OF NE1/4 OF SW1/4 0
(AKA N1/2 LOT 14-A RUM ISLAND RA

SWANN RICHARD F/SWANN CORNELIA G
1438 SW CR 138
FORT WHITE, FL 32038

2026

25-7S-16-04321-044



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	07	GAMBREL 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
Frame	01	NONE 100
Stories	1.5	1.5 100
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/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100		1,125	96,927
FEP	300	80		240	20,678
FOP	98	30		29	2,499
FUS	765	100		765	65,911

TOTALS	2,288			2,159	186,014
EXTRA FEATURES					

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	0031	BARN, MT AE	0	100	0	0		1.00	UT 0.00				0	3	100	8,000
2	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00				0	3	100	2,000
3	0294	SHED WOOD/	0	100	8	10		80.00	UT 7.50			1993	1993	3	100	600
4	0070	CARPORT UF	0	100	12	20		240.00	UT 3.00			1993	1993	3	100	720
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00			2010	2010	3	100	50
6	0258	PATIO	0	100	0	0		1.00	UT 0.00			2010	2010	3	100	300

LAND DESCRIPTION			TOTAL OB/XF 11,670													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	07/24/2015	BY	TW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,159	118.3497	132.55	286,175	1981	1981	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1890 HX Base Yr											
FUS FEP BAS FOP											
1438 SW COUNTY ROAD 138 , FORT WHITE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/14/2024 MLU											

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	186,014	
TOTAL MARKET OB/XF VALUE	11,670	
TOTAL LAND VALUE - MARKET	50,000	
TOTAL MARKET VALUE	247,684	
SOH/AGL Deduction	96,114	
ASSESSED VALUE	151,570	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	100,848	
TOTAL JUST VALUE	247,684	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	247,684	

LAND:1:1: LOT 14-A
SALE:1:1: N1/2 TRACT 14, RUM ISLAND RANCHES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30369	MAINT/ALTR	45	08/13/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1374/1549	12/03/2018	LE U	I	I	14	100	
GRANTOR: RICHARD F & CORENLIA							
GRANTEE: RICHARD F SWANN & C							
0725/0413	7/17/1990	WD Q	I			89,500	
GRANTOR: TOWNLEY MACK							
GRANTEE: RICHARD F SWANN							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W15 S25 E15 FOP= S7 E14N7 W14\$ E30 N25 FEP= N10 W30 S10 E30\$ W30\$ PTR=N30 FUS= W45 S17 E45 N17\$ S30\$.																

Total Acres: 5.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000	PRINTED 10/14/2025 BY SYS
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