N1/2 OF W1/2 OF W1/2 OF SW1/4 OF
(AKA LOT 16-A RUM ISLAND RANCHES

NEWSOME DIXIE A
155 SW LYNN SHERMAN TER
FORT WHITE, FL 32038

2026

25-7S-16-04321-050

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

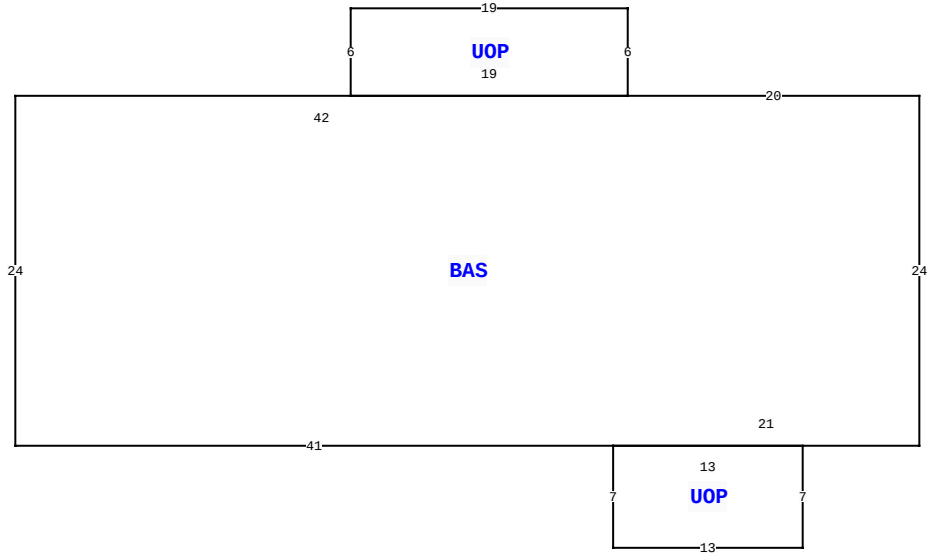
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE 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	1,488	100		1,488	41,033
UOP	91	25		23	634
UOP	114	25		28	772
TOTALS	1,693			1,539	42,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,539	114.9000	68.94	106,099	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1488 HX Base Yr 1997



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/14/2024 MLU
AG DATE	

155 SW LYNN SHERMAN TER, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,440
TOTAL MARKET OB/XF VALUE	9,350
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	101,790
SOH/AGL Deduction	43,805
ASSESSED VALUE	57,985
TOTAL EXEMPTION VALUE	HX HB 32,985
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	101,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,790

SALE:2:1: 10 ACRES PLUS MH
BLDG:2:1: CORRECTED YR OF MH FROM 1975-PER FIELD-N
SALE:1:1: 10 ACRES WITH MH
XFOB:1:1: THOM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8417	M H	125	05/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0781/0408	10/12/1993	WD	Q	I		48,000
GRANTOR: ORVILLE SCAGGS						
GRANTEE: HEARN-NEWSOME						
0696/0477	8/29/1989	WD	Q	I		37,000
GRANTOR: WEST						
GRANTEE: SCAGGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N6 W19 S6 E19$W42 S24 E41 UOP= S7 E13 N7 W13$ E21 N24$.

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	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	100	8	8	1.00	UT	0.00	0.00	100	0	0	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	0070	CARPORT UF	0	100	20	23	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0294	SHED WOOD/	0	100	18	23	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	350	

LAND DESCRIPTION

TOTAL OB/XF 9,350

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	0102	C	SFR/MH	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 10/14/2025 BY SYS