W1/2 OF E1/2 OF SE1/4 OF SW1/4
(AKA LOT 50 RUM ISLAND RANCHES
SEC 1 UNREC).

JAMES ANGEL LEE
500 SW FEATHER LN
FORT WHITE, FL 32038

2026

25-7S-16-04321-052

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

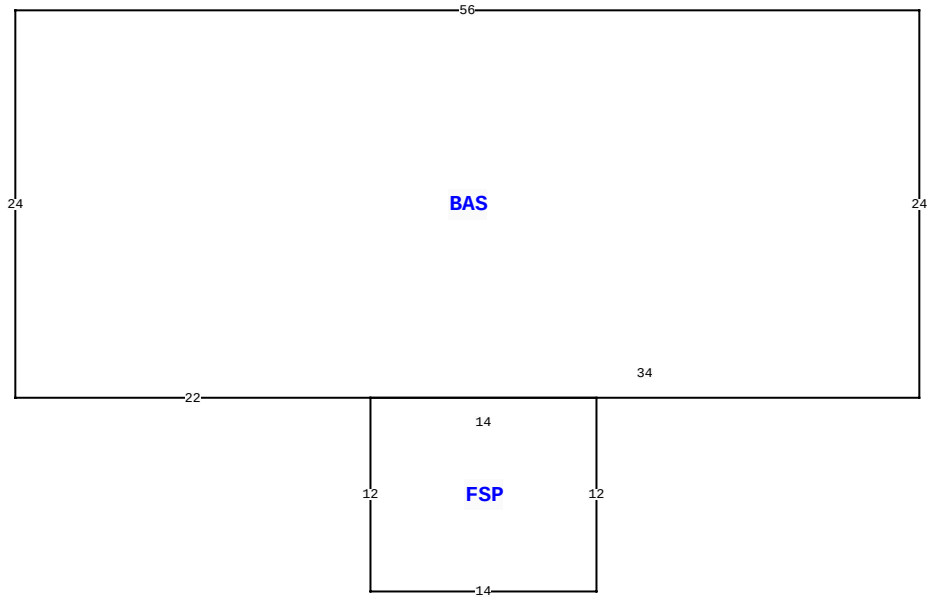
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,344	100		1,344	27,923
FSP	168	40		67	1,392
TOTALS	1,512			1,411	29,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,411	86.5640	51.94	73,287	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 1344 HX Base Yr 2013



500 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		29,315
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		132,515
SOH/AGL Deduction		57,970
ASSESSED VALUE		74,545
TOTAL EXEMPTION VALUE	HX HB	49,545
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,515

LAND:1:1: LOT 50

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12447	M H	125	04/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1233/1934	4/25/2012	WD	U	I	38	42,000
GRANTOR: JOAN LIBBY LOMAS (FKA						
GRANTEE: ANGEL LEE JAMES						
1233/1933	2/28/2012	QC	U	I	11	100
GRANTOR: CLIFTON ALLEN EDGE						
GRANTEE: JOAN LIBBY LOMAS (F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E22 FSP= S12 E14 N12 W14$ E34 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	100		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 10/13/2025 BY SYS