THE E 600.94 FT OF N1/2 OF S1/2 OF SW1/4 & S 15 FT OF W 687 FT O S1/2 OF SW1/4. (AKA PART OF LOT

NEWTON ROGER W TRUST DATED JULY 18, 2023
787 SW RUM ISLAND TER
FORT WHITE, FL 32038

2026

25-7S-16-04321-054

BUILDING CHARACTERISTICS

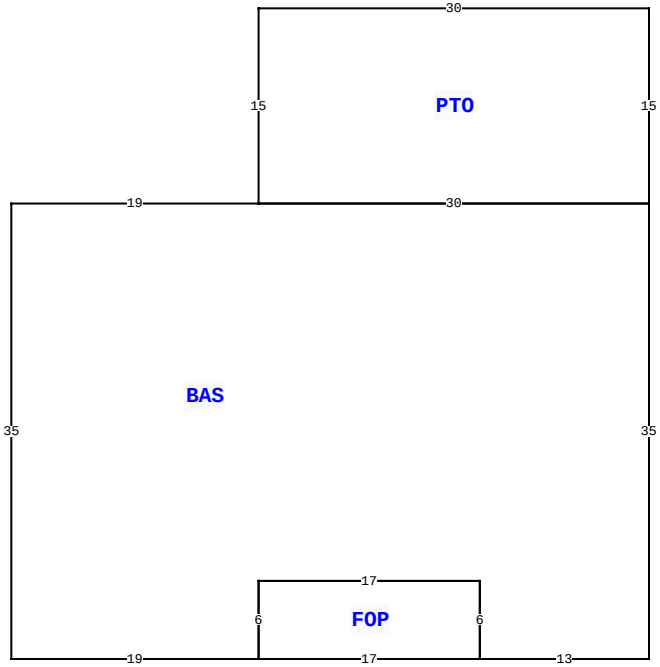
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,613	100		1,613	242,828
FOP	102	30		31	4,667
PTO	450	5		22	3,312
TOTALS	2,165			1,666	250,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	143.3740	160.58	267,526	2020	2020	0	0	0	6.25	93.75

1 SINGLE FAM 100% - 2022 Heated Area: 1613 HX Base Yr 2022



787 SW RUM ISLAND TER, FORT WHITE

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		250,806
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		290,806
SOH/AGL Deduction		122,138
ASSESSED VALUE		168,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,946
TOTAL JUST VALUE		290,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37462	SFR	622	11/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/638	7/18/2023	WD	U	I	11	100
GRANTOR: NEWTON ROGER W						
GRANTEE: NEWTON ROGER W TRUS						
1331/1129	2/22/2017	QC	U	V	11	100
GRANTOR: WILLIAM D & VIRGINIA						
GRANTEE: ROGER W NEWTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,20] W19 S35 E19 N6 E17 S6 E13 N35 W30 $
PTO=[ORIG=80,5] E30 S15 W30 N15 $
FOP=[ORIG=80,49] E17 S6 W17 N6 $
.

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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	40,000							

REVIEW DATE 11/02/2020 BY CM Total Acres: 5.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/14/2025 BY SYS