

THE S1/2 OF E1/2 OF W1/2 OF SW1/
(AKA S1/2 OF LOT 23 RUM ISLAND R
UNREC).

AYCOCK JAMES WESLEY
1994 SW COUNTY RD 138
FORT WHITE, FL 32038

2026

25-7S-16-04321-057



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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		02
NEIGHBORHOOD/LOC	25716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	144,339
TOTALS	2,356			2,356	144,339

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0040	BARN,POLE	0	0	32	22	704.00	UT	2.50
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.00

REVIEW DATE 03/28/2024 BY TP

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	2,356	118.5000	111.39	262,435	2000	1999		0	0	45.00	55.00	
1 MANUF 1 0% - 2025 Heated Area: 2356 HX Base Yr													
31 BAS 31													
2024 MLU													

TOTAL OB/XF													
6,360													

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6,360													

Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 3					Tax Dist:			
BUILDING MARKET VALUE					144,339			
TOTAL MARKET OB/XF VALUE					6,360			
TOTAL LAND VALUE - MARKET					50,000			
TOTAL MARKET VALUE					200,699			
SOH/AGL Deduction					0			
ASSESSED VALUE					200,699			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					200,699			
TOTAL JUST VALUE					200,699			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					200,699			

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