

COMM SE COR OF LOT 17 RUM ISLAND
UNREC, N 478.36 FT FOR POB, W 51
N 168.01 FT TO N LINE OF S1/2 OF

COWART BRENDA A
236 SW LYNN SHERMAN TER
FORT WHITE, FL 32038

2025

25-7S-16-04321-061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100

Quality	03	03
DOR CODE	0200MOBILE 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	744	100		744	9,482
TOTALS	744			744	9,482

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	0.82	AC	

REVIEW DATE 07/23/2015 BY TW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	744	53.1000	31.86	23,704	1980	1980	0	0	0 60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 744 HX Base Yr											
BAS											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

TOTAL OB/XF											
3,000											

TOTAL OB/XF											
3,000											

Total Acres: 0.82 Total Land Value: 11,480 Market: 0 Agricultural: 0 Common: 11,480

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				9,482				
TOTAL MARKET OB/XF VALUE				3,000				
TOTAL LAND VALUE - MARKET				11,480				
TOTAL MARKET VALUE				23,962				
SOH/AGL Deduction				2,350				
ASSESSED VALUE				21,612				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				21,612				
TOTAL JUST VALUE				23,962				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				20,444				