

S1/2 OF N1/2 OF NW1/4 OF SW1/4
EX RD R/W. (AKA LOT 26 RUM
ISLAND RANCHES S/D UNREC)

WINGFIELD MARA
465 SW RUM ISLAND TERR
FT WHITE, FL 32038

2026

25-7S-16-04321-068



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25716.020	1.00/	

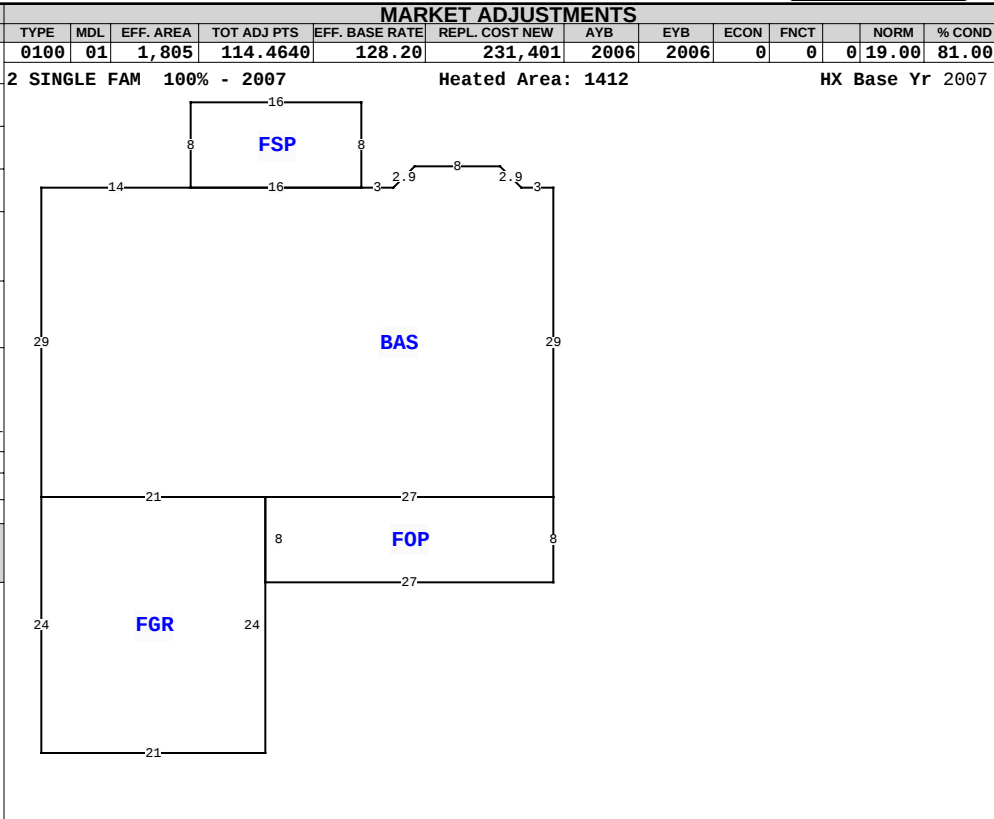
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,412	100		1,412	146,625
FGR	504	55		277	28,764
FOP	216	30		65	6,750
FSP	128	40		51	5,296

TOTALS	2,260			1,805	187,435
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0166	CONC, PAVMT	0	100	0	0		557.00	UT 2.50
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00
4	0070	CARPORT UF	0	100	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	0100	C	SFR	100		A-1	0.00	0.00	10.00

REVIEW DATE 07/23/2015 BY TW



465 SW RUM ISLAND TER, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	100	1,200	
100	2006	2006	3	100	1,393	
100			3	100	7,000	
100	2010	2010	3	100	450	

TOTAL OB/XF									
10,043									

Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		187,435	
TOTAL MARKET OB/XF VALUE		10,043	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		292,478	
SOH/AGL Deduction		118,552	
ASSESSED VALUE		173,926	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		123,204	
TOTAL JUST VALUE		292,478	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,792	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23849	SFR	442	11/15/2005
20611	M H	125	04/16/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1065/0814	11/08/2005	WD	Q	I	01	2,600	
GRANTOR: MARA WINGFIELD							
GRANTEE: MARA AND OTTO WINGF							
1054/0909	8/08/2005	WD	Q	I	01	6,000	
GRANTOR: HERNANDEZ							
GRANTEE: WINGFIELD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 S29 FGR= S24 E21 N24 W21\$ E21 FOP= S8 E27 N8 W27\$ E27 N29 W3 U2 L2 W8 L2 D2 W3 FSP= N8 W16 S8 E16\$ W16\$.									