S1/2 OF E1/2 OF W1/2 OF NW1/4 OF R/W (AKA S1/2 LOT 34 RUM ISLAND

LOVE RAYMOND ERNEST JR/LOVE RENE A
709 SW FEATHER LN
FORT WHITE, FL 32038

2025

25-7S-16-04321-072

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

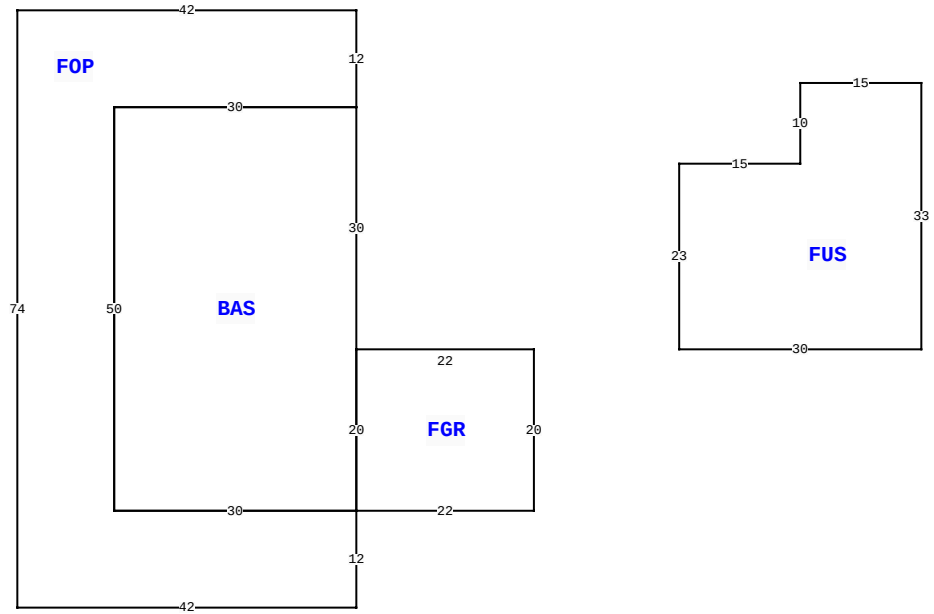
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 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	1,500	100		1,500	151,065
FGR	440	55		242	24,372
FOP	1,608	30		482	48,542
FUS	840	100		840	84,596
TOTALS	4,388			3,064	308,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,064	128.6162	138.91	425,620	2002	2002	0	0	0	27.50	72.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2340 HX Base Yr 2025



709 SW FEATHER LN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		308,574
TOTAL MARKET OB/XF VALUE		12,550
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		371,124
SOH/AGL Deduction		58,341
ASSESSED VALUE		312,783
TOTAL EXEMPTION VALUE	HX HB VP	234,165
BASE TAXABLE VALUE		78,618
TOTAL JUST VALUE		371,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18675	SFR	445	08/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/1444	8/29/2024	WD	Q	I	01	480,000
GRANTOR: KING KAREN E						
GRANTEE: LOVE RAYMOND ERNEST						
0879/1881	4/15/1999	WD	Q	V		13,500
GRANTOR: THOMAS R CONSTANTINE						
GRANTEE: KAREN E KING (FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FOP= N12 W42 S74 E42 N12 W30 N50 E30$ W30 S50 E30 FGR= E22 N20 W22 S20$ N20$ PTR= E40 FUS= E30 N33 W15 S10 W15 S23$ W40$.

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2002	2002	3	100	2,750	
2	0040	BARN,POLE	0	100	30	48	1,440.00	UT	2.50	2.50	100	2010	2010	3	100	3,600	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		95	5,700	
4	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 12,550

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	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 01/21/2025 BY TP Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 05/02/2025 BY SYS