S1/2 OF N1/2 OF SW1/4 OF SW1/4 E
TRACT #54, RUM ISLAND RANCHES UN

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

2026

25-7S-16-04321-074

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

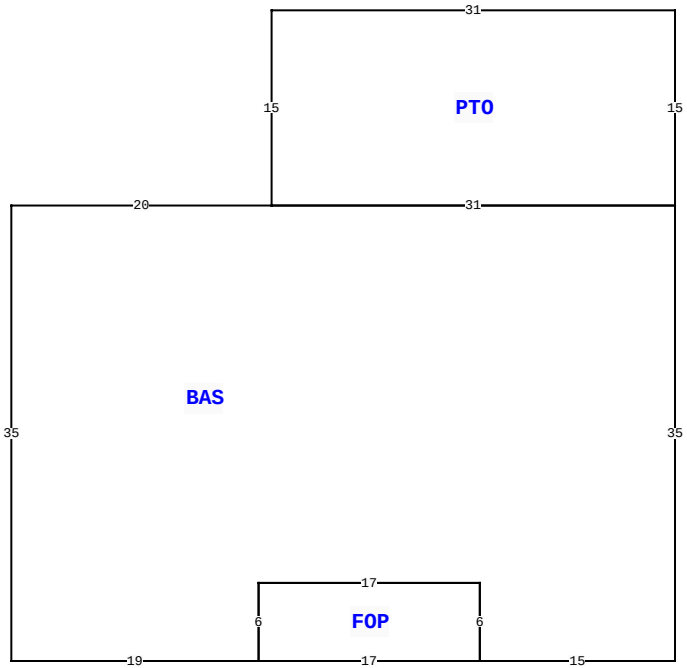
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25716.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100		1,683	214,142
FOP	102	30		31	3,945
PTO	465	5		23	2,926
TOTALS	2,250			1,737	221,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	118.3350	132.54	230,222	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2024 Heated Area: 1683 HX Base Yr



715 SW RUM ISLAND TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	221,013
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	93,432
TOTAL MARKET VALUE	314,445
SOH/AGL Deduction	0
ASSESSED VALUE	314,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,445
TOTAL JUST VALUE	314,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041361	New Residential C	184,646	02/19/2021
41361	SFR		02/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/634	7/18/2023	WD	U	I	11	100
GRANTOR: NEWTON ROGER WAYNE						
GRANTEE: NEWTON ROGER W TRUS						
1425/2378	12/04/2020	WD	U	V	11	100
GRANTOR: NEWTON JOSHUA WAYNE						
GRANTEE: NEWTON ROGER WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,21] S35 E19 N6 E17 S6 E15 N35 W31 W20 $
PTO=[ORIG=70,6] S15 E31 N15 W31 $
FOP=[ORIG=69,50] S6 E17 N6 W17 $
.

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

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	0		A-1	0.00	0.00	9.84	AC		1.00	1.00	1.00	9,500.00	9,500.00	93,432							

REVIEW DATE 11/24/2021 BY HC Total Acres: 9.84 Total Land Value: 93,432 Market: 0 Agricultural: 0 Common: 93,432 PRINTED 11/19/2025 BY SYS