LOT 1 BUIE'S RETREAT S/D.
WD 1445-1900, WD 1447-2563,

MCKINZEY MICHAEL D/MCKINZEY ALICE L
366 SW RUM ISLAND TER
FT WHITE, FL 32038

2025

26-7S-16-04336-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

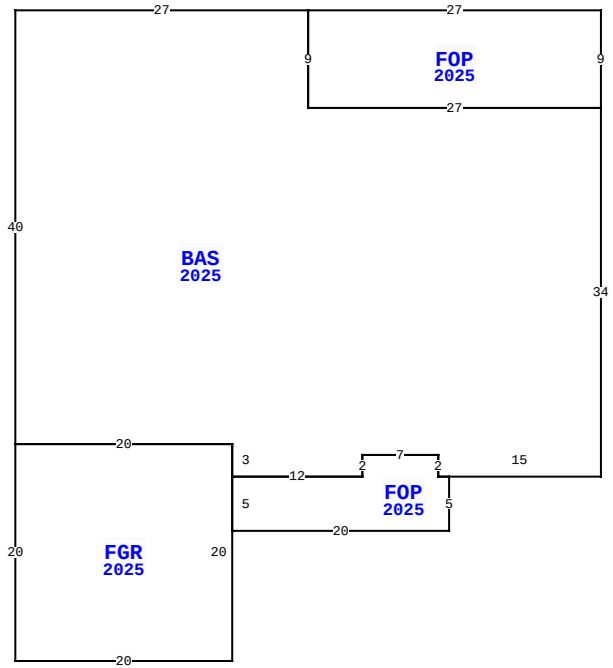
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2025	2,005	246,475
FGR	400	55	2025	220	27,045
FOP	114	30	2025	34	4,180
FOP	243	30	2025	73	8,974
TOTALS	2,762			2,332	286,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,332	109.7600	122.93	286,673	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2005 HX Base Yr 2025



366 SW RUM ISLAND TER, 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		286,673
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		344,633
SOH/AGL Deduction		163,287
ASSESSED VALUE		181,346
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		125,624
TOTAL JUST VALUE		344,633
NCON VALUE		287,933
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048191	New Residential C	375,000	09/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/2563	9/20/2021	WD	Q	V	01	60,000
GRANTOR: LIQUID PROPERTY GROUP						
GRANTEE: MCKINZEY MICHAEL D						
1445/1900	8/12/2021	WD	U	V	37	35,000
GRANTOR: NEUFELD CARLA SEROTTA						
GRANTEE: LIQUID PROPERTY GRO						

BUILDING NOTES

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	0166	CONC,PAVMT	0	100	0	0	420.00	UT	3.00	3.00	100	2025	2024		100	1,260	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,-10] W27 N9 W27 S40 E20 S3 E12 N2 E7 S2 E15 N34 $
FGR=[YR=2025;ORIG=-64,21] E20 S20 W20 N20 $
FOP=[YR=2025;ORIG=-37,-19] E27 S9 W27 N9 $
FOP=[YR=2025;ORIG=-25,22] W7 S2 W12 S5 E20 N5 W1 N2 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	5.67	AC		1.00	1.00	1.00	10,000.00	10,000.00	56,700							

REVIEW DATE 11/15/2024 BY HC Total Acres: 5.67 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 06/20/2025 BY SYS