LOT 3 BUIE'S RETREAT S/D.
733-244, 754-1735, LIFE EST, 131

HUNTER DEBRA L
430 SW RUM ISLAND TER
FORT WHITE, FL 32038

2026

26-7S-16-04336-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

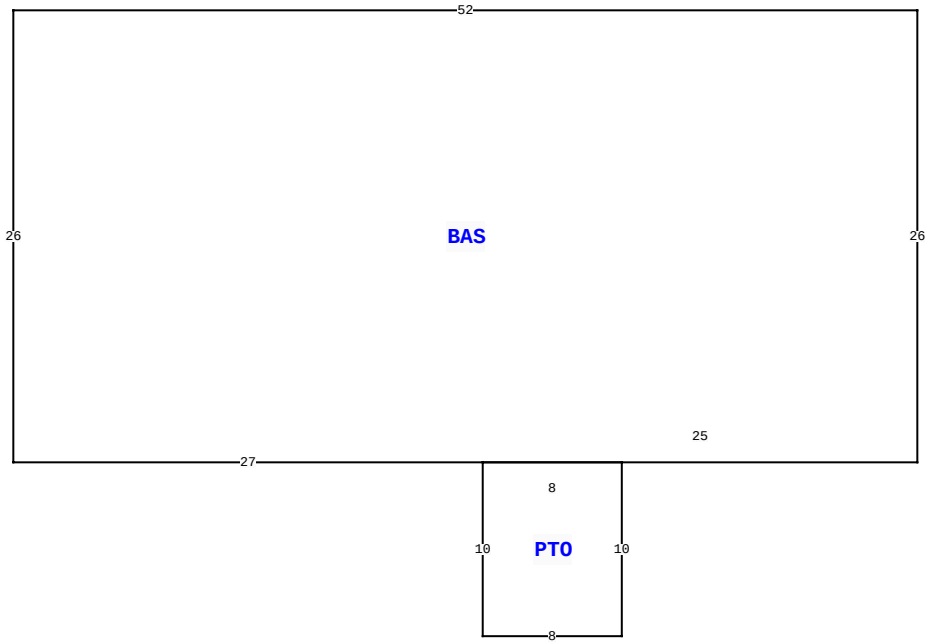
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 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	26716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	113,778
PTO	80	5		4	337
TOTALS	1,432			1,356	114,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,356	115.6000	129.47	175,561	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1352 HX Base Yr



430 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		114,115
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		184,815
SOH/AGL Deduction		85,126
ASSESSED VALUE		99,689
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,967
TOTAL JUST VALUE		184,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,815

XFOB:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19689	M H	125	06/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1007	2/16/2016	WD	U	I	14	100

GRANTOR: DEBRA L HUNTER
GRANTEE: ZACHERY Y BORDES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E27 PTO= S10 E8N10W8$ E25 N26$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 14,000

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 07/21/2015 BY TW Total Acres: 5.67 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 11/18/2025 BY SYS