LOT 5 BUIE'S RETREAT S/D.

623-534.

FARGASON WILLIAM C
522 SW RUM ISLAND TER
FORT WHITE, FL 32038

2025

26-7S-16-04336-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

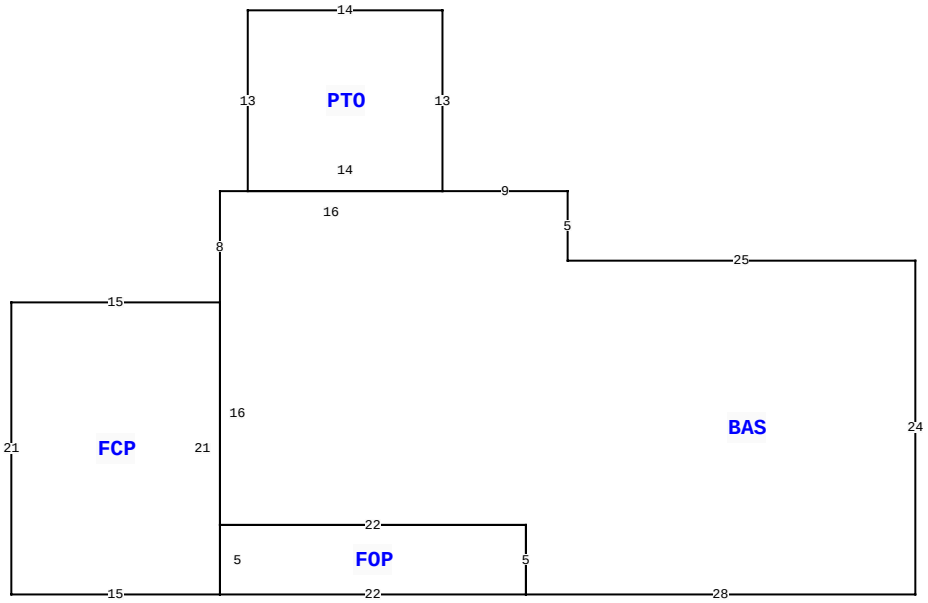
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,215	100		1,215	116,496
FCP	315	25		79	7,575
FOP	110	30		33	3,164
PTO	182	5		9	863
TOTALS	1,822			1,336	128,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,336	120.1560	134.57	179,786	2001	2001	0	0	0	28.75	71.25

2 SINGLE FAM 100% - 0 Heated Area: 1215 HX Base Yr



522 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		128,098
TOTAL MARKET OB/XF VALUE		3,870
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		188,668
SOH/AGL Deduction		78,093
ASSESSED VALUE		110,575
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,853
TOTAL JUST VALUE		188,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,769

XFOB:1:1: HILL MH

BLDG:1:1: HILL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16478	SFR	190	01/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0479/0145	8/01/1981	CD	Q	V		9,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 N5 W9 PTO= N13 W14 S13 E14$ W16 S8 FCP= W15 S21 E15 N21$ S16 FOP= S5 E22 N5 W22$ E22 S5 E28 N24$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
3	0130	CLFENCE 5	0	100	0	0	380.00	UT	6.50	6.50	100	2010	2010	3	100	2,470	

LAND DESCRIPTION

TOTAL OB/XF 3,870

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 08/22/2025 BY SYS