BEG SE COR OF NE1/4, RUN W 332.4 FT, E 332.29 FT, S 1329.16 FT TO RUM ISLAND RANCHES UNREC).

SMITH DAVID M/SMITH MARY ANN
1117 SW RUM ISLAND TERRACE
FORT WHITE, FL 32038

2026

35-7S-16-04346-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

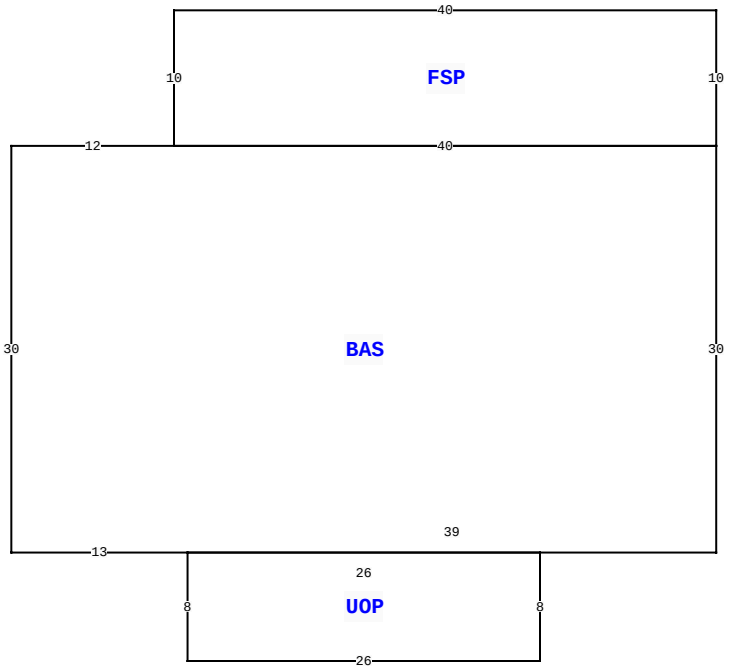
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	35716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	162,549
FSP	400	40		160	16,671
UOP	208	20		42	4,376
TOTALS	2,168			1,762	183,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	114.8560	128.64	226,664	2006	2006	0	0	0	19.00	81.00

2 SINGLE FAM 100% - 2005 Heated Area: 1560 HX Base Yr 2005



1117 SW RUM ISLAND TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,598
TOTAL MARKET OB/XF VALUE		9,572
TOTAL LAND VALUE - MARKET		96,330
TOTAL MARKET VALUE		289,500
SOH/AGL Deduction		116,136
ASSESSED VALUE		173,364
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		72,642
TOTAL JUST VALUE		289,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22707	SFR	440	01/18/2005
21137	M H	125	10/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/1646	4/29/2025	LE	U	I	14	100
GRANTOR: SMITH DAVID M (ENH LE						
GRANTEE: SMITH MARK THOMAS (						
0968/1413	11/26/2002	WD	Q	V		50,000
GRANTOR: J E MOTES JR TRUSTEE						
GRANTEE: DAVID & MARY ANN SM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S30 E13 UOP= S8 E26 N8 W26$ E39 N30 FSP= N10 W40 S10 E40$ 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	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	672	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,572

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	10.14	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,330							

REVIEW DATE 07/13/2015 BY DF Total Acres: 10.14 Total Land Value: 96,330 Market: 0 Agricultural: 0 Common: 96,330 PRINTED 11/10/2025 BY SYS