COMM NW COR, RUN E 35 FT TO E
R/W RUM ISLAND RD, S ALONG R/W
239.74 FT FOR POB, RUN E

CARR DEAN
919 SW RUM ISLAND TERR
FT WHITE, FL 32038

2025

36-7S-16-04351-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

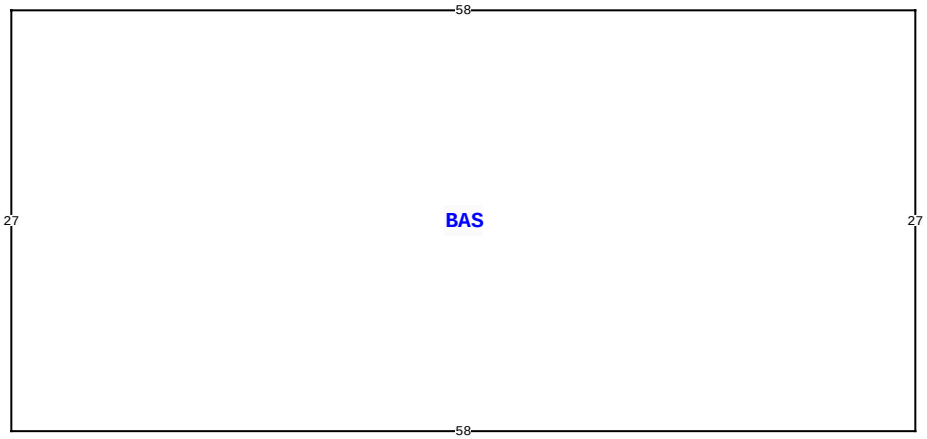
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	92,220
TOTALS	1,566			1,566	92,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,566	113.9000	107.07	167,672	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2002 Heated Area: 1566 HX Base Yr 2002



919 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		92,220
TOTAL MARKET OB/XF VALUE		10,780
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		158,000
SOH/AGL Deduction		74,794
ASSESSED VALUE		83,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,484
TOTAL JUST VALUE		158,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18046	M H	125	03/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0854/1570	1/22/1998	WD	Q	V		18,000
GRANTOR: FELLOWSHIP BAPTIST CH						
GRANTEE: DEAN CARR						
0854/1568	1/19/1998	WD	Q	V	01	18,000
GRANTOR: FRANKENHAUSER						
GRANTEE: FELLOWSHIP BAPTIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S27 E58 N27$.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2001	2001	3	100	1,080	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,300	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,780

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	55,000							

REVIEW DATE 07/14/2015 BY DF Total Acres: 5.50 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/01/2025 BY SYS