COMM NW COR, RUN E 35 FT TO E
R/W RUM ISLAND RD, RUN S ALONG
R/W 568.74 FT FOR POB, RUN E

KIMBALL STEVEN A/KIMBALL MADINE A
971 SW RUM ISLAND TERR
FT WHITE, FL 32038

2026

36-7S-16-04351-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	06

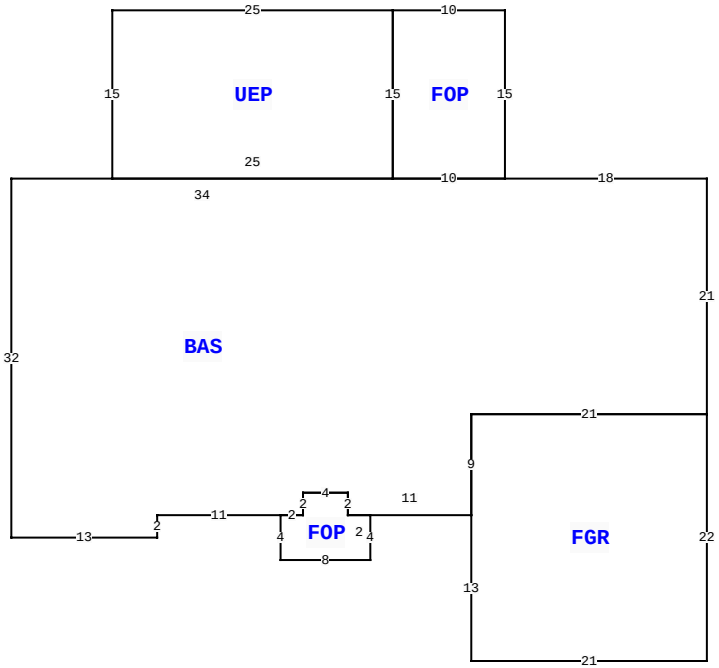
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100		1,689	171,944
FGR	462	55		254	25,857
FOP	40	30		12	1,221
FOP	150	30		45	4,581
UEP	375	60		225	22,906
TOTALS	2,716			2,225	226,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,225	119.5950	133.95	298,039	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 1689 HX Base Yr 2002



971 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		226,510
TOTAL MARKET OB/XF VALUE		980
TOTAL LAND VALUE - MARKET		57,800
TOTAL MARKET VALUE		285,290
SOH/AGL Deduction		100,696
ASSESSED VALUE		184,594
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,872
TOTAL JUST VALUE		285,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047867	Roof Replacement	12,000	08/10/2023
24631	ADDN SFR	160	06/15/2006
17874	SFR	327	01/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0894/1515	12/29/1999	WD	Q	V		21,000

GRANTOR: FRANKENHAUSER
GRANTEE: KIMBALL'S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N15 W10 S15 E10$ W10 UEP= N15 W25 S15 E25$ W34S32 E13 N2 E11 FOP= S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E11 FGR= S13 E21 N22 W21 S9$ N9 E21 N21 $.

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	520.00	UT	1.50	1.50	100	2001	2001	3	100	780	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 980

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	5.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	57,800							

REVIEW DATE 08/28/2023 BY jerry Total Acres: 5.78 Total Land Value: 57,800 Market: 0 Agricultural: 0 Common: 57,800 PRINTED 11/07/2025 BY SYS