LOT 5 RUM ISLAND WOODS S/D.

678-166, 838-2496, 839-011, CT 9

ALLISON JAMES MICHAEL/ALLISON CHRISTY L
351 SW LIGHTWOOD PL
FT WHITE, FL 32038

2027

24-7S-16-04313-007

BUILDING CHARACTERISTICS

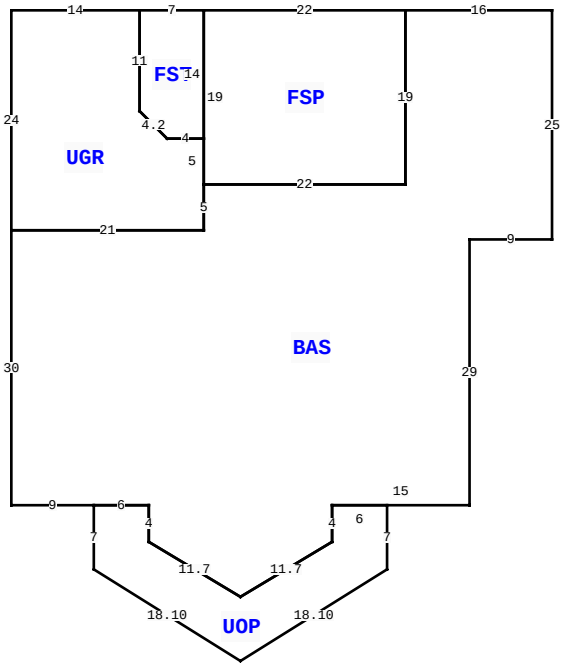
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 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	24716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,143	100		2,143	200,701
FSP	418	40		167	15,641
FST	94	55		52	4,870
UGR	411	45		185	17,326
UOP	244	20		49	4,589
TOTALS	3,310			2,596	243,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,596	115.0520	126.56	328,550	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2004 Heated Area: 2143 HX Base Yr 2004



351 SW LIGHTWOOD PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0031	BARN,MT AE	0	100	16	40	640.00	UT	7.50	7.50	100	1999	1999	3	100	4,800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	90	1999	1999	3	90	810	
4	0296	SHED METAL	0	100	20	24	480.00	UT	5.00	5.00	80	0	0	3	80	1,920	
5	0263	PRCH,USP	0	100	16	16	256.00	UT	12.50	12.50	90	0	0	3	90	2,880	
6	0166	CONC,PAVMT	0	100	0	0	360.00	UT	2.00	2.00	80	0	0	3	80	576	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		243,127
TOTAL MARKET OB/XF VALUE		12,186
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		305,313
SOH/AGL Deduction		121,061
ASSESSED VALUE		184,252
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,841
TOTAL JUST VALUE		305,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053656	Roof Replacement	22,333	07/25/2025
14822	SFR	510	12/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0288	11/02/2006	QC	Q	I	01	100
GRANTOR: JAMES M ALLISON & CHR						
GRANTEE: JAMES M ALLISON & C						
1000/1160	11/20/2003	WD	Q	I	03	125,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: JAMES M ALLISON & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= W22 S19 E22 N19$ S19 W22 UGR= N5 FST= N14 W7 S11 D3 R3 E4$ W4 L3 U3 N11 W14 S24 E21 N5$ S5 W21 S30 E9 UOP= S7 D10 R16 R16 U10 N7 W6 S4 D6 L10 L10 U6 N4 W6$ E6 S4 D6 R10 R10 U6 N4 E15 N29 E9 N25$.

LAND DESCRIPTION

TOTAL OB/XF 12,186

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/10/2015 BY DF Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/16/2026 BY SYS